

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map and recommends the Urban Design Director approve, with conditions, Site Plan and Design Review and Tree Permit for the project known as **Z25-074 (8770 Elder Creek Road Tentative Map and Site Plan and Design Review)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a ±9.59-acre parcel into three parcels within the Light Industrial (M-1(S)-R) zone.
2. **Site Plan and Design Review** to review the tentative map layout and review the construction of three buildings totaling 76,341 square feet with a deviation to parking lot shading and wall requirements.
3. **Tree Permit** for the removal of one private protected tree.

PROJECT INFORMATION

Location: 8770 Elder Creek Road
Parcel Number: 064-0020-049-0000
Council District: 6
Applicant: Bret Hogge
Buzz Oates LLC
555 Capitol Mall, Suite 900
Sacramento, CA 95814
Property Owner: Bret Hogge
Buzz Oates LLC
555 Capitol Mall, Suite 900
Sacramento, CA 95814
Project Planner: Michael Crampton, Assistant Planner
Hearing Date: August 6, 2026

Land Use Information

General Plan: Industrial Mixed Use (IMU)
Community Plan Area: Fruitridge/Broadway
Zoning: Light Industrial (M-1(S)-R)
Overlay Zone: N/A
Special Planning District: N/A
Planned Unit Development: N/A
Design Review Area: Citywide
Parking District: Traditional
Historic Landmark: No
Historic District: No

Surrounding Land Use and Zoning

North:	M-2(S)	Warehouse
South:	M-1(S)-R	Vacant
East:	M-1(S)-R, M-1-R	Single-unit dwelling, industrial, vacant land
West:	M-1(S)-SWR	Single-unit dwelling, vacant land

Site Characteristics

Existing Property Area:	417,740 square feet / 9.59 acres
Existing Dimensions:	≈ 1320.0 feet x 331.4 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Vacant

Other Information

Previous Files:	None
-----------------	------

ATTACHMENTS

Attachment A: Tentative Map
Attachment B: Project Plans
Attachment C: Arborist Report
Attachment D: Public Comment Letters

PROPOSED PROJECT AND ANALYSIS

Background

The 9.59-acre project site is located south of Elder Creek Road between Younger Creek Drive and S. Watt Avenue. The site is currently undeveloped, and surrounding uses include a mix of vacant land, warehousing, and single-unit dwellings.

The applicant proposes to subdivide the property and construct three new warehouse-style buildings for heavy commercial and industrial uses, consistent with the M-1(S) zone. There are no proposed tenants at this time. The property will not be used for logistics use development, as defined in California Government Code Section 65098.

Tentative Map

The applicant is proposing to subdivide the property into three parcels. The site is currently undeveloped, and each of the three new buildings will be located on an individual parcel. The existing parcel and its proposed subdivision will maintain adequate access to the public street and available utility infrastructure with the use of reciprocal access easements. Parcels 2 and 3 do not abut public street frontage (Elder Creek Road), however a 39'-0" ingress/egress easement along the western portion of Parcels 1 and 2 will provide access to the public street for Parcels 2 and 3.

Two large transmission easements run across the property, affecting the possible site layout. A 75'-0" easement for Great West Power Company runs northwest-to-southeast across Parcels 1 and 2, and a 160'-0" wide easement for SMUD runs east-to-west across Parcels 2 and 3. No structures or trees are proposed within the two transmission easements.

Site Plan and Design Review

Site Plan and Design Review is required to ensure that the physical aspects of the development are consistent with the General Plan, Planning and Development Code development standards, and applicable design guidelines, including review of the tentative map.

Commercial and mixed-use development is subject to the floor area ratio (FAR) standard in the 2040 General Plan. The subject property is designated in the General Plan as "Industrial Mixed Use" with a FAR requirement of 0.15 to 1.0. The proposed project meets the requirement with a FAR of 0.18.

The M-1(S) zone development standards are detailed below in Table 1.

Table 1: M-1(S) Development Standards (Title 17.220)				
		Required	Proposed	Deviation
Height		70ft (max.)	30'-0"	No
Setbacks	Front-yard (ft)	25 (min.)	85'-5/12"	No
	Rear-yard (ft)	0 (min.)	132'	No
	Interior side-yard (ft)	0 (min.)	<u>East:</u> Building 1: 6'-0" Building 2: approx. 146' Building 3: 23'-6" <u>West:</u> Building 1: approx. 72' Building 2: 66' Building 3: approx. 63'	No
Open Space	1 sqft per 15 sf office, based on 20% office	1,017 sqft	1,050 sqft	No
Parking	Bicycle (Long-term)	1 space per 12,000 gross square feet	B1: 4 B2: 4 B3: 6	No
	Bicycle (Short-term)	2 spaces	B1: 4 B2: 4 B3: 4	No

In the M-1(S) zone, all uses must be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. No outdoor uses are proposed.

The project requires the following deviations:

- 1) Thirty-nine percent (39%) of the parking lot is proposed to be shaded, where a minimum of 50% of the parking lot shall be shaded (17.610.040(B)).
- 2) No wall is proposed along the eastern property line, where a minimum 6-foot high solid wall of masonry, brick, or similar material is required along all property lines which abut a residential zone or use (17.620.120(A))

Tree Shade Deviation

Pursuant to SCC17.612.040(B), trees shall be planted and maintained throughout a surface parking facility to ensure that, within 15 years after establishment of the parking facility, at least 50% of the parking facility will be shaded.

The shading requirement applies to all surface parking facilities, including maneuvering areas and parking stalls. Exceptions include truck loading areas in front of overhead doors, truck maneuvering and parking areas unconnected to and exclusive of any vehicle parking, and storage areas. The landscape plans identify the surface parking facilities subject to the tree shading requirement, resulting in a total parking lot area of 78,066 square feet. The portion required to be shaded is 39,033 square feet (or 50%).

Planning staff evaluated the landscape plans and proposed tree shading plan with Urban Forest staff. The size and location of the two large transmission easements that cross the site limit the project site's ability to comply with tree shading standards, as no trees are permitted to be planted within the easements, however the square footage beneath those easements still counts toward the total site square footage that must be shaded. As a result, the applicant is only able to achieve 39% shading (or 30,063 square feet).

Staff supports the requested deviation from the tree shading standards because of the hardship presented by the overhead powerline easements and because the remaining parking lot area is shaded. The trees planted along the frontage of Elder Creek Road, along the adjoining property line to the adjacent parcels, around the proposed detention ponds which—while not counting towards tree shading requirement—serve to reduce urban heat island effect, achieving the purpose and intent of the standard. Therefore, staff supports the deviation request.

Wall Deviation

Pursuant to SCC 17.620.120, non-residential developments that abut a residential use shall provide a minimum 6-foot high solid wall of masonry, brick, or similar material along the property line that abuts a residential zone and/or use. A single-dwelling unit is located on the adjacent parcel to the west (8726 Elder Creek Road). A 6' high CMU wall is proposed around the shared property line. Trees will be planted next to the wall, providing additional visual screening and sound dampening between the proposed project and the adjacent property to the west.

The property to the east (8780 Elder Creek Road) is developed with what appears to be a single-unit dwelling and accessory structures associated with an outdoor equipment storage yard. An existing 6' tall chain link fence is located along the shared property line. The site was approved for a minor recycling center use in 2012 under Z12-027 and has active business license for a concrete buggy rental enterprise.

The County Assessor Office classifies "Residential" for the property as the most probable use. Staff attempted to contact the business to verify whether the structure was still being used as a residence, however staff was not able to get into contact with anyone associated with the property.

The property was fenced off on the two occasions staff conducted a site visit, so staff was unable to confirm with a site visit whether a residence is on site. Public hearing notices were mailed out on June 17th and July 17th and a notice was posted on the site June 24th and July 27th. Staff did not receive any comment letters from the property confirming a residence on site.

There is no solid wall proposed along the extent of the east property line. Upon review of the circumstances, staff supports a deviation request to waive the solid wall requirement for the following reasons:

1. The site's building layout minimizes, to the extent feasible, noise and other negative externalities that can accompany commercial and industrial activity adjacent to the residential building. Building 1 is 100-feet long and is located 6' from the east property line adjacent to the residence, effectively acting as a wall in that location.
2. Extending south beyond Building 1 for another approximately 50' is a long accessory structure on the east property, that also effectively acts as a solid wall between the two properties. The accessory building is approximately 90' long and is located between the residential building and the subject property. The intent of the wall standards for nonresidential uses adjacent to residential uses is to minimize the impacts commercial and industrial activities create. The existing 6' high chain link perimeter fence and structures against the property line partially screen the site.
3. The driveway where heavy trucks will enter and exit the property is on the opposite (west) side of the site, minimizing noise from commercial and industrial activity.
4. The proposed outdoor storage areas are located away from the neighboring residence and adjacent to the neighbor's existing outdoor storage yard.

For these reasons, staff supports the deviation request.



Figure 1. Site photo of 8770 and 8780 Elder Creek Road. A 6' chain link fence is located on the shared property line. Several structures associated with the existing outdoor storage yard are located along the property line.

Building Design

Three shell buildings, ranging from 17,000 to 36,750 square feet, are proposed. The buildings will have a white concrete tilt-up wall panel exterior with grey and blue accent tiles. A raised parapet is utilized at the corner of the building entrances to add articulation, and cable-supported metal awnings are proposed over the store entrances. Each building has a dedicated outdoor storage yard enclosed with an 8' chain link fence and gate which can be accessed with docks and overhead doors located at the rear of each building. No buildings or structures are proposed within the transmission easements.

Assembly Bill 98 (Logistics Facilities)

California Government Code Section 65098, effective January 1, 2026, prescribes various statewide warehouse design and build standards for any proposed new or expanded logistics use developments, including: standards for building design and location, parking, truck loading bays, landscaping buffers, entry gates, and signage.

“Logistics use development” means a building that is primarily used as a warehouse for the movement or the storage of cargo, goods, or products that are moved to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products.

The project site is zoned for industrial uses and proposes buildings with loading bays that are within 900-feet of a “sensitive receptor” (a residence), as defined under AB98. As such, a logistics use development is not allowed without a 50-foot landscape buffer and other site improvements.

The Applicant/Property Owner understands that the site, as currently designed, does not meet the provisions of AB 98 and logistic uses are not allowed. The applicant has stated that although they do not have any pending leases, they cannot lease space in any of the three warehouses to tenants that would be classified as “logistics use developments” as defined. There are many other commercial or industrial uses that could occupy space in these buildings, including contractor storage yard, manufacturing, service, and repair, or auto/truck repair. However, due to the future possibility that a logistic use could be interested in leasing space at the site, staff has included a condition of approval which would require AB98 compliance, if applicable.

Tree Permit

Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees and City trees requires a tree permit. This project proposes to remove one (1) private protected tree, Tree #2774. The tree is a 36-inch Black Locust according to the Arborist report, performed by Canopy Tree Consulting, dated 6/25/2025. The tree is proposed for removal because it conflicts with the proposed curb, gutter, and sidewalk improvements. Four new street trees will be planted in the new planters along Elder Creek Road. The applicant has provided a supplemental fee waiver request from Canopy Consulting LLC dated 11/06/25. The applicant has requested a waiver for tree #2774, citing the tree's poor health and location.

SUBDIVISION REVIEW COMMITTEE

The tentative map was heard at the Subdivision Review Committee on February 18, 2026. During

the meeting, the proposed conditions of approval specific to the map were presented. The Tentative Parcel Map conditions of approval were accepted by the applicant and forwarded by the committee. The resulting conditions are listed under Conditions of Approval below.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENT

The project was routed to the Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, and the Power Inn Alliance. All property owners and residents within 500 feet of the subject site, were mailed a public hearing notification. A public hearing notice was posted at the project site on June 24 and July 27, 2026. At the time of writing this report, staff received one letter of support from the Power Inn Alliance for this project. No opposition to the project has been received.

ENVIRONMENTAL DETERMINATION

On February 27, 2024, the City of Sacramento adopted the 2040 General Plan and certified an associated Master Environmental Impact Report (Master EIR). (Resolution No. 2024-0065). The Master EIR is a program EIR, prepared pursuant to Section 15168 of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 et seq.). The Master EIR analyzed full implementation of the 2040 General Plan and identified measures to mitigate the significant adverse impacts that could occur with project approval.

Under Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the City already certified an EIR, additional environmental review is not required “except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.”

The City prepared a Modified Initial Study/15183 Checklist that supports the conclusion that the proposed project would not result in any significant impacts that: (1) were peculiar to the project or the project site; (2) were not identified as a significant effect in the Master EIR; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the Master EIR; or (4) were previously identified significant effects, and which as a result of substantial new information that was not known at the time that the Master EIR was certified, were determined to have a more severe adverse impact than discussed in the Master EIR.

The Environmental Services Manager has, based upon the analysis of the Modified Initial Study/15183 Checklist, concluded the project is exempt from further review. The Modified Initial Study is available on the City’s webpage at the following URL:

<https://www.cityofsacramento.gov/community-development/planning/environmental/impact-reports>

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The project site is within a flood hazard zone and is an area covered by SAFCA’s Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the facilities of the State Plan of Flood Control or other flood management

facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283)."

DRAFT FINDINGS OF FACT

Draft Findings of Fact – Environmental

1. Environmental Determination: Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, Consistency with 2040 General Plan.

Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Zoning Administrator finds that the Project is exempt from review under Section 15183 of the California Environmental Quality Act Guidelines as follows:

- a. Finding that no further environmental review is necessary under CEQA pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).
 - i. Pursuant to Section 15183 of the CEQA Guidelines, the project is consistent with the use and density established under the existing 2040 General Plan for which the City has certified the Master EIR.
 - ii. The Modified Initial Study/15183 Checklist, provided for in the CEQA Guidelines, concluded that the proposed project would not result in any significant impacts that: (1) were peculiar to the project or the project site; (2) were not identified as a significant effect in the Master EIR; or (3) were previously identified significant effects, and which as a result of substantial new information that was not known at the time that the Master EIR was certified, were determined to have a more severe adverse impact than discussed in the Master EIR.
 - iii. Based upon 15183(f), the Modified Initial Study/15183 Checklist identifies the 2040 General Plan policies and/or actions that apply to the development of the project, and have been determined in the Master EIR to substantially mitigate environmental effects. To the extent that the 2040 General Plan policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to 15183(f), thus, eliminating the requirement for further environmental review

Draft Findings of Fact — Tentative Map

2. None of the conditions described in Government Code section 66474 exist with response to the proposed subdivision as follows:
 - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;

- b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
 - c. The site is physically suitable for the type of development;
 - d. The site is physically suitable for the proposed density of development;
 - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5)
 4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6).
 5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).
 6. The City has considered the effect of the approval of this tentative parcel map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources [Gov. Code §66412.3].

Draft Findings of Fact — Site Plan and Design Review

7. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan and any applicable specific plan or transit village plan, in that the development is consistent with floor area ratio (FAR) requirements. There is no specific plan or transit plan for this area.
8. The design, layout, and physical characteristics of the project are consistent with all applicable design guidelines and with all applicable development standards, or if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards, in that the deviation to tree shading standards is consistent with the purpose and intent of the Planning and Development Code in that the area of the

property not covered by power line transmission easements is adequately shaded and additional trees are planted onsite, although they are not within the parking area. The deviation to the wall requirement on the east side of the property meets the purpose and intent of the standard, in that site, vehicle access, and location of outdoor storage yards is oriented with the intent to screen and minimize noise and visual impacts created by potential industrial uses.

9. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards, in that the project will dedicate and construct the necessary right-of-way improvements on Elder Creek Road, including curb, gutter, sidewalk, and tree planter. All necessary public and private utility infrastructure will be provided.
10. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood, in that the site design provide sufficient circulation, landscaping, and quality building design that will be compatible with and contribute positively to the surrounding area.
11. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged.
12. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance, in that:
 - a. The tentative map will result in three new parcels that can be adequately served by existing and conditioned infrastructure;
 - b. The buildings incorporate a compatible architectural design with the surrounding industrial properties and adjacent single-unit dwellings; and
 - c. The building complies with the development standards of the Light Industrial (M-1(S)) zone.

Tree Permit

13. The Tree Permit for the removal of one private protected tree, is approved based on the following Findings of Fact:
 - a. The location of one (1) private protected tree conflicts with the most feasible placement of the proposed curb, gutter, and sidewalk improvements.
 - b. Urban forestry supports a replacement waiver for Tree #2774 due to the structural defects and location of tree.

200-Year Flood Protection

14. State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the facilities of the State Plan

of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

DRAFT CONDITIONS OF APPROVAL

Tentative Map

General

- A1. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from all appropriate parcels at no cost, at the time of sale or other conveyance of either parcel.
- A2. Show all continuing and proposed/required easements on the Parcel Map.

Public Works

- A3. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.
- A4. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
- A5. Dedicate an additional 22.5-ft of right-of-way and construct Elder Creek Road as a 4-lane arterial with separated sidewalks (52.5-ft to centerline with buffered bike lane) to City Standards and to the satisfaction of the Department of Public Works.
- A6. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
- A7. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
- A8. The applicant shall relocate any existing utility poles that may be in conflict with the

required frontage improvements, at the applicant's expense, to the satisfaction of the Department of Public Works.

SMUD

- A9. SMUD has existing overhead 69kV facilities double circuit goes cross the parcel , 12kV OH on east side and 12kv under built with 69kV OH on north of the parcel along Elder Creek Rd that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- A10. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.
- A11. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
- A12. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation.
- A13. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity.
- A14. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
- A15. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high

at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities.

- A16. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
- A17. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- A18. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
- A19. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity.
- A20. The Applicant shall dedicate any private drive, ingress and egress easement, and 10-foot adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity.
- A21. The Applicant shall dedicate the East 5-feet of Parcel 1 & 2 as a public utility easement for (overhead and) underground facilities and appurtenances. The PUE area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, a height limit of fifteen feet tall at full maturity and weed abatement.
- A22. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.
- A23. The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.
- A24. The Applicant shall identify SMUD's transmission line easement as a "Restricted Building and Use Area" on the subject map. The transmission line easement area shall

be subject to SMUD's direction on suitable landscaping and tree placement within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, a height restriction of fifteen feet tall at full maturity, and weed abatement.

- A25. Additional transformer space may be required. This additional space will vary and the amount will depend on specific service requirements, including service size, voltage and other requirements. Furthermore, the location of this space will be site-dependent.
- A26. SMUD occupies a transmission line easement within the boundaries of the subject map and certain uses are not permitted or compatible with the safety, operation, or maintenance and construction of our transmission line facilities. If the Applicant proposes any use within the transmission line easement, the Applicant shall route its plans to SMUD for review. Additionally, the transmission line easement area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area, including but not limited to species type and height restriction of fifteen feet tall at full maturity, and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. For more information regarding transmission encroachment, please visit: <https://www.smud.org/en/Corporate/Do-Business-with-SMUD/Land-Use/Transmission-Right-of-Way>.
- A27. Prior to the issuance of any grading or building permits, the Applicant or its designee shall obtain a joint-use agreement from SMUD consenting to proposed development within SMUD's transmission line easement. Please contact SMUD's Property Administrator for application procedures.

SacSewer

- A28. Prior to the RECORDATION OF THE PARCEL SPLIT: The legal description of the newly created parcels must include dedication of a private sewer easement. A note must be placed upon the plans stating, "A private sewer easement for the installation and or maintenance of a private sanitary sewer line across any of the parcels to serve another parcel shall be dedicated upon the close of escrow."
- A29. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.
- A30. Prior to the APPROVAL OF IMPROVEMENT PLANS: The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located in the right-of-way when possible. The design engineer must satisfactorily demonstrate that placing the main line within a road ROW is not possible before locating a main line in a dedicated public sewer easement as approved by SacSewer. These improvements must be shown on the plans.
- A31. Prior to the APPROVAL OF IMPROVEMENT PLANS: Abandonment of SacSewer assets per SacSewer Standards Section 302.9 is required. Abandon the 4-inch laterals on Elder Creek Rd. The abandonment must be shown on the plans.
- A32. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service,

construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.

- A33. Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed onsite sewer crossing parcel boundaries is prohibited.
- A34. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. Buildings on separate parcels must have a separate connection to a private or public sewer main line collector built to SacSewer's standards. This includes pipes designed at a minimum of 8-inches in diameter and 48-inch manholes as needed. If a private sewer main line is desired, a Private Sewer Maintenance Agreement must be executed with SacSewer before plan approval to ensure the private owner properly maintains the private main line collector. These improvements must be shown on the plans.
- A35. Prior to the APPROVAL OF IMPROVEMENT PLANS: Private sewer main lines shall meet SacSewer Standards for collectors. A Private Sewer Maintenance Agreement shall be executed between SacSewer and the owner(s) of all lots to be served by the private sewer main line to ensure that the owner(s) will be solely responsible for the operation and maintenance of the onsite sewer, including the private main line.
- A36. Prior to the APPROVAL OF IMPROVEMENT PLANS: Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD). Connection to the line on Elder Creek Rd will not be allowed except at the manhole.
- A37. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for multi-family (duplexes, multiplexes, condominiums, and townhouses), commercial and industrial properties.
- A38. Prior to the APPROVAL OF IMPROVEMENT PLANS: Sewer easements will be required to service this parcel. All public sewer easements will be dedicated to SacSewer in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SacSewer will only provide maintenance in public right-of-ways and SacSewer dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.
- A39. Prior to the APPROVAL OF IMPROVEMENT PLANS: Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.
- A40. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer via Sacramento County Site Improvement and Permit Section (SIPS) for review and approval.

- A41. Prior to the APPROVAL OF IMPROVEMENT PLANS: All manholes not within public right of way must be accessible with an all-weather access road.
- A42. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.
- A43. Prior to the APPROVAL OF IMPROVEMENT PLANS. If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.
- A44. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: For this project, SacSewer requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SacSewer. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SacSewers' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SacSewer in advance and in compliance with SacSewer Design Standards.

Utilities

- A45. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.
- A46. The applicant shall grant and reserve easements, as needed, for water, drainage and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Parcel Map: "Reciprocal easements for utilities, drainage, water and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."
- A47. Prior to the initiation of any water or storm drainage services to the project, business association (BA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- A48. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than

20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.

- A49. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 7,000 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.20 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

Fire

- A50. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.
- A51. A reciprocal ingress-egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.
- A52. Maintenance Agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction and shall provide for the following:
- a. Provisions for the necessary repair and maintenance of the roadway surface.
 - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20').
 - c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping.
 - d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems.
 - e. Unrestricted use of and access to the roadways covered by the agreements.
 - f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.

- g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

Urban Forestry

- A53. The applicant shall retain all trees permitted for removal until all fees associated with a building permit have been paid.

Miscellaneous

- A54. Form a Business Owner's Association with CC&R's. BOA with CC&R's shall be recorded assuring maintenance of all private drive aisles, private driveway, lights, sewer services, drop inlets, drain leads, landscaping, irrigation, and all common/shared areas.

Advisory Notes

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

- ADV 1. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
- ADV 2. House plans shall comply with City Code Chapter 17.508 Driveways which includes:
 - 17.508.040.J All driveways shall be at least 5-ft away from the property line.
 - 17.508.050.A Residential driveways shall have a width of at least 10-ft and a depth of at least 20-ft measured from the right-of-way line.
 - 17.508.070.D.3 Garages off alleys shall be set back at least 4-feet away from the alley right-of-way.
- ADV 3. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits. Programs are available that support the economic vitality and job growth in the region by reducing sewer impact fees for eligible commercial and industrial customers. Please visit www.sacsewer.com/confluence-regional-partnership-program to learn more.
- ADV 4. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.
- ADV 5. ONGOING: Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.
- ADV 6. The proposed development is located within Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.

- ADV 7. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
- ADV 8. The applicant shall coordinate with any adjacent property owner(s), where a grade change along property lines is proposed and ensure all related issues and concerns are addressed.
- ADV 9. The applicant is responsible for the protection and repair of the City drainage main during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.
- ADV 10. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
- a) Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$16,394. This project proposes a total of 74,520 square feet of Industrial development. The Park Development Impact Fee due for this project is based on the Remainder of City Rate of \$0.22 per square foot for Industrial projects. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

Site Plan and Design Review

Planning & Design Review

- B1. Any proposed tenant that is a logistics use development, as defined by California Government Code Section 65098, shall comply with State law.
- B2. This approval is for the tentative map, site plan and design review, deviation to tree shade standard, and tree permit per the attached exhibits and conditions of approval.
- B3. No building permit shall be applied for until after the expiration of the 10-day appeal period, unless approved through a concurrent review. If an appeal is filed, no permit shall be issued.
- B4. Development of the site shall be in compliance with the approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits.
- B5. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.
- B6. All landscaping and planting shall conform to City standards for sightline requirements at driveways.
- B7. Building elevations shall have a consistency of detail and quality as indicated on the plans. If there are any discrepancies between the exhibits and the conditions, the condition will take precedence. All notes and drawings on the included plans as

submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by Planning staff shall be subject to review and approval prior to the issuance of a building permit or work undertaken.

- B8. Each building elevation shall incorporate exterior materials, color palettes, and architectural features as shown on the approved plans.
- B9. Window design and fenestration shall be as shown on the approved plans.
- B10. Provide the following building materials on the buildings as indicated per approved plans:
 - a. Painted concrete tilt-up wall panels
 - b. Cable-supported metal awning over storefront entrance entry
 - c. Painted metal coping cap
- B11. Trash receptacles and irrigation controls shall be screened from street view.
- B12. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. Any new building mounted lighting shall be subject to final review and approval by Planning staff.
- B13. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.
- B14. Per Section 17.612.030(B), exterior lighting shall reflect away from public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- B15. The project shall comply with the thirty-nine percent (minimum) shading requirement for parking lots.
- B16. The project shall provide the required short- and long-term bicycle parking spaces as prescribed by the Planning and Development Code. Bicycle parking shall comply with the City's Bicycle Rack Design and Placement Design Standards.
- B17. Any signage shall comply with the City's Sign Code requirements and is subject to a separate review and approval process.
- B18. This approval is valid for three years from approval date, subject to SCC 17.828.160.
- B19. In the event that archaeological resources or human remains are encountered during construction, work within 100 feet of the discovery shall cease until a notice to proceed is issued by the City. The applicant shall notify the City of Sacramento Manager of Environmental Planning Services (phone 311 or (916) 808-5842; email SRJohnson@cityofsacramento.org) and shall comply with City direction, and federal and State regulations and guidelines regarding the treatment of cultural resources and human remains. The Coroner shall be notified in the event human remains are discovered; the applicant shall be responsible for the employment of a qualified archaeologist to advise regarding treatment of any artifacts.

- B20. The project applicant shall conduct any tree removal activities required for project construction outside of the migratory bird and raptor breeding season (February 1 through August 31) where feasible. All trees slated for removal during the nesting season shall be surveyed by a qualified biologist no more than 48-hours before removal to ensure that no nesting birds are occupying the tree. (See federal Migratory Bird Treaty Act, California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3800).
- B21. For any construction activities that will occur between February 1 and August 31, the applicant shall employ a qualified biologist to conduct preconstruction surveys in suitable nesting habitat on or near the construction area for nesting raptors and migratory birds. If the biologist determines that construction may occur without impacting the breeding effort, the nest(s) shall be monitored by the biologist during construction. If the biologist concludes that the project would impact the nest, construction activities will cease until the nest is no longer active. Completion of the nesting cycle shall be determined by the biologist.
- B22. Sacramento Metropolitan Air Quality Management District Basic Construction Emission Control Practices apply and compliance is required. See www.airquality.org. Other air district rules may apply and the air district should be consulted.

Fire

- B23. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4.
- B24. Upon submitting improvement plans for review, identify that appropriate Knox access for the site and any structures has been provided. California Fire Code Section 506.
- B25. Upon submitting improvement plans for review, identify that an automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet or a change of use or occupancy that creates a greater fire or life safety hazard, and the floor area of that portion of the building, which is changed exceeds 3,599 square feet in area. California Fire Code as amended by the Sacramento City Code Amendments 903.2 (2&4).
- B26. Upon submitting improvement plans for review, identify that Fire Department Connections (FDCs) have been provided on address side of building no farther than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.
- B27. Upon submitting improvement plans for review, provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The plan shall identify at minimum, the following safety precautions during demolition and construction:
- a. Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.
 - b. Procedures for reporting emergencies.

- c. Fire Department Access Routes.
- d. Location of fire protection equipment, including type and size of fire extinguishers.
- e. Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with Section 3305.8
- f. Location(s) and proper safety considerations for temporary heating and any associated equipment.
- g. Hot Work Plan when any welding and/or cutting shall occur.
- h. Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).
- i. Designated smoking areas free of ignitable vapors and other combustible materials.

Public Works

- B28. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
- B29. Dedicate an additional 22.5-ft of right-of-way and construct Elder Creek Road as a 4-lane arterial with separated sidewalks (52.5-ft to centerline with buffered bike lane) to City Standards and to the satisfaction of the Department of Public Works.
- B30. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
- B31. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
- B32. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.
- B33. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.
- B34. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.
- B35. The applicant shall provide sufficient signage, striping, and pavement markings to indicate one-way directional flow for the proposed eastern driveway and corresponding drive aisle to the satisfaction of the Department of Public Works.

- B36. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
- B37. The applicant shall relocate any existing utility poles that may be in conflict with the required frontage improvements, at the applicant's expense, to the satisfaction of the Department of Public Works.
- B38. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Solid Waste

- B39. Project must meet the requirements outlined in City Code Chapter 13.24 and 17.616.
- B40. The trash enclosure must have sufficient space to accommodate bins for trash, recycling, and organics. Service level minimums for recycling and organics can be found in Ch. 13.24.600. Trash and organics must be collected at least weekly. Recycling must be collected at least monthly.
- B41. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely.
- B42. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at <https://www.cityofsacramento.gov/public-works/recycling-solid-waste/Commercialwasteservices/construction---demolition-recycling>. Please contact the Solid Waste C&D team if you have any questions:

Phone: (916) 808-0965

Email: C&D@cityofsacramento.org

Sacramento City Code can be found online here:

• Chapter 13.24:

https://codelibrary.amlegal.com/codes/sacramentoca/latest/sacramento_ca/0-0-0-27221#JD_Chapter13.24

• Chapter 17.616:

https://codelibrary.amlegal.com/codes/sacramentoca/latest/sacramento_ca/0-0-0-39390#JD_Chapter17.616

Utilities

- B43. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. (Note: There is a 12-inch public water main located within Elder Creek Road. The manifold of metered water services off a private fire service is not permitted. The proposed domestic and irrigation water services

shall have its own service connection from the City water main.)

- B44. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.
- B45. Common area landscaping exceeding 5,000 square feet shall have a separate street tap for a metered irrigation service.
- B46. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 7,000 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.20 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
- B47. This project is in Drainage Basin G259 which is subject to the new Drainage Gravity Impact Fee per City Council Resolution 2023-0368.
- B48. The onsite water and storm drain systems shall be private systems maintained by the association or other approved entity.
- B49. Prior to the initiation of any water or storm drainage services to the project, business association (BA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
- B50. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by

the DOU.

- B51. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site drainage systems shall be designed to the standard specified in the DOU onsite design manual.
- B52. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- B53. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.
- B54. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B55. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), Hydromodification Management Plan (HMP), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.
- B56. A maintenance agreement may be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

Advisory Notes

The following advisory notes are informational in nature and are not a requirement of Site Plan and Design Review:

ADV 1. The proposed development is located within Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.

ADV 2. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in

an area with no requirements to elevate or flood proof.

ADV 3. The applicant shall coordinate with any adjacent property owner(s), where a grade change along property lines is proposed and ensure all related issues and concerns are addressed.

ADV 4. The applicant is responsible for the protection and repair of the City drainage main during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.

ADV 5. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.

Respectfully Submitted:



Michael Crampton
Assistant Planner

Recommendation Approved:

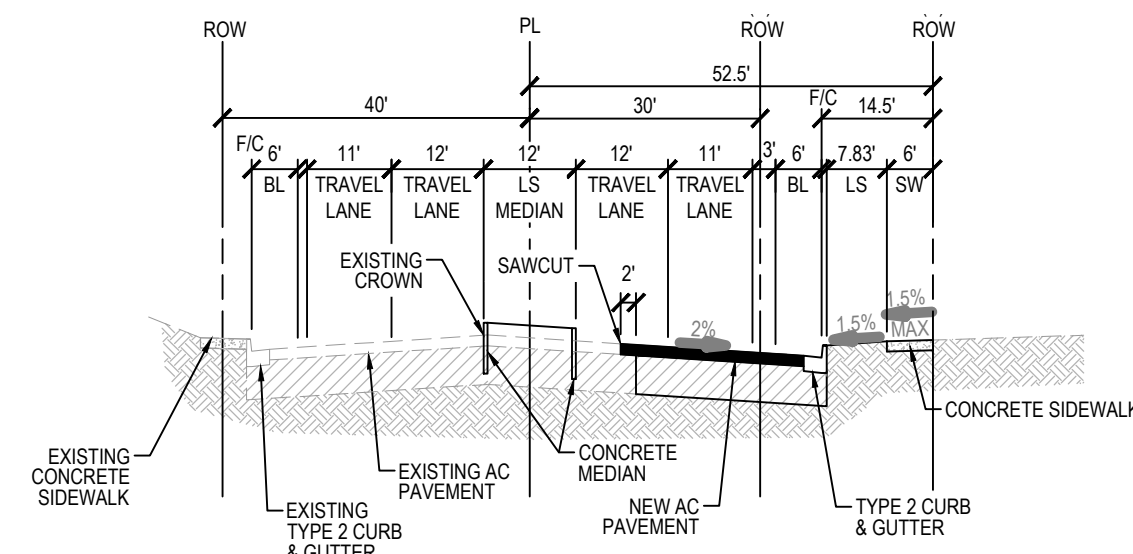


[Marcus Adams \(Jul 31, 2026 09:58:30 PDT\)](#)

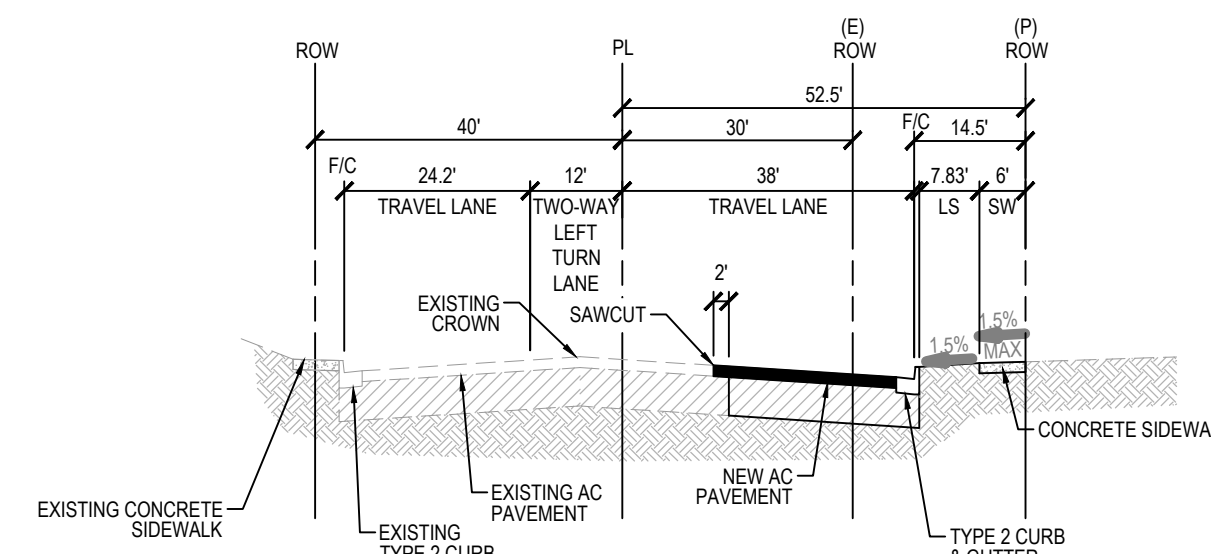
Marcus Adams
Senior Planner

The decision of the Zoning Administrator may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

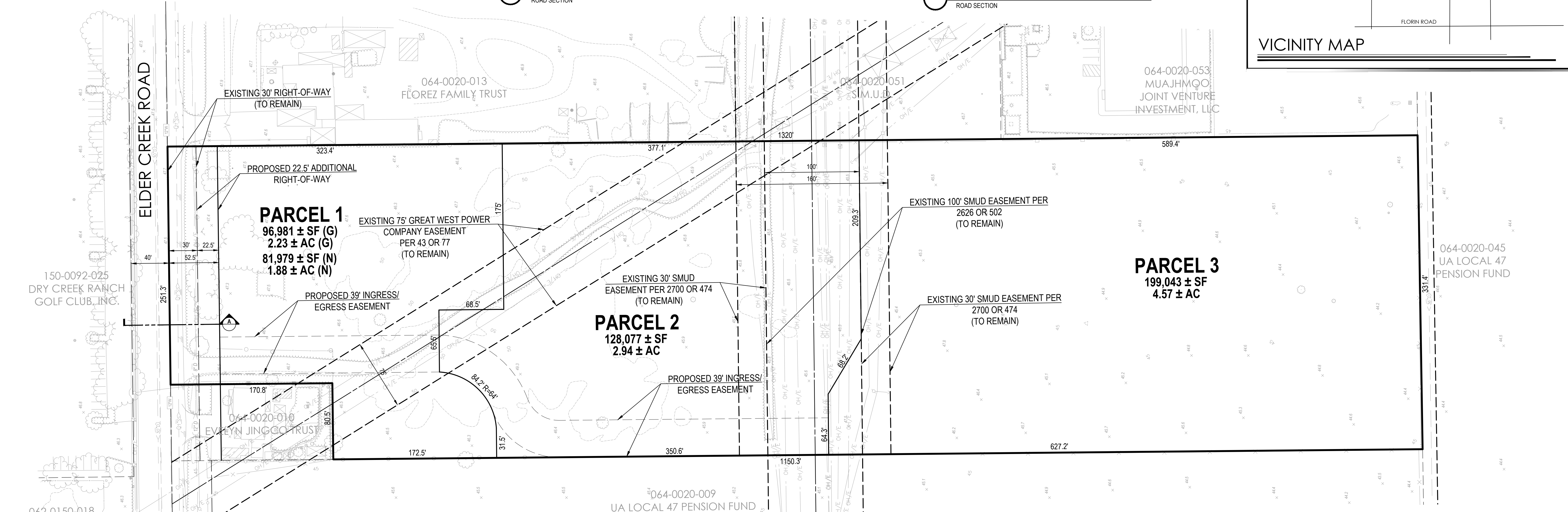
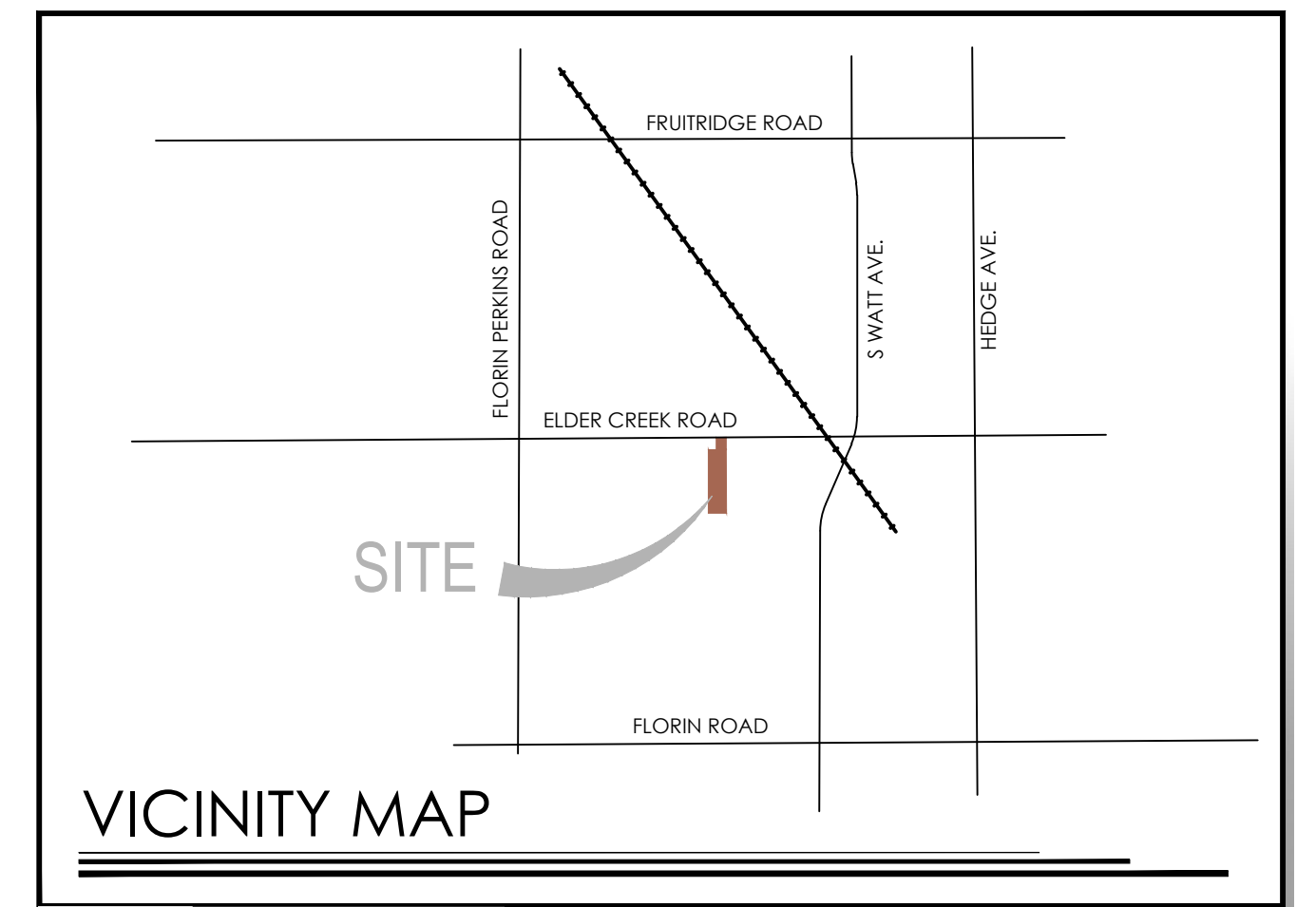
Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.



A1 ULTIMATE CONDITION
ROAD SECTION



A2 INTERIM CONDITION
ROAD SECTION



OWNER / APPLICANT

BUZZ OATES LLC
555 CAPITOL MALL, STE. 900
SACRAMENTO, CA 95814
CONTACT: BRETT HOGGE
PHONE: (916) 379-3854
EMAIL: BRETHOGGE@BUZZOATES.COM

UTILITY PROVIDERS

WATER: CITY OF SACRAMENTO
SEWER: CITY OF SACRAMENTO
ELECTRIC: SMUD
GAS: PG&E

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS 064-0020-049

USE: VACANT
EXISTING ZONING: M-1
PROPOSED ZONING: M-1
EXISTING GENERAL PLAN: INDUSTRIAL MIXED USE
PROPOSED GENERAL PLAN: INDUSTRIAL MIXED USE

EXISTING	#	ACRES	PROPOSED	#	ACRES
EXISTING NUMBER OF PARCELS	1	9.74 ± AC	PROPOSED NUMBER OF PARCELS	3	9.57 ± AC
			PUBLIC R/W (ELDER CREEK ROAD)		.17 ± AC

ENGINEER/PLANNER

MORTON PITALO, INC.
600 COOLIDGE DR., STE. 140
FOLSOM, CA 95630
CONTACT: KEN TOPPER
PHONE: (916) 927-2400
EMAIL: EYU@MPENGR.COM
EMAIL: KTOPPER@MPENGR.COM

SERVICE PROVIDERS

SCHOOL DISTRICT:	SACRAMENTO CITY UNIFIED
FIRE PROTECTION:	CITY OF SACRAMENTO
POLICE PROTECTION:	SACRAMENTO POLICE
STORM DRAINAGE:	CITY OF SACRAMENTO
SOLID WASTE:	CITY OF SACRAMENTO

- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
- FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
- PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
- ALL UTILITY SYSTEMS ILLUSTRATED ON THE PRELIMINARY UTILITY PLAN ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- GRADING SHOWN ON THE PRELIMINARY GRADING AND DRAINAGE PLAN ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- WHILE THE ULTIMATE INTENT IS TO PROVIDE A RECIPROCAL ACCESS AND PARKING EASEMENT BETWEEN ALL PARCELS CONSISTENT WITH THE OVERALL SITE PLAN, A 39' INGRESS/EGRESS EASEMENT HAS BEEN ADDED TO THIS MAP TO ENSURE ACCESS TO PARCELS 2 AND 3.

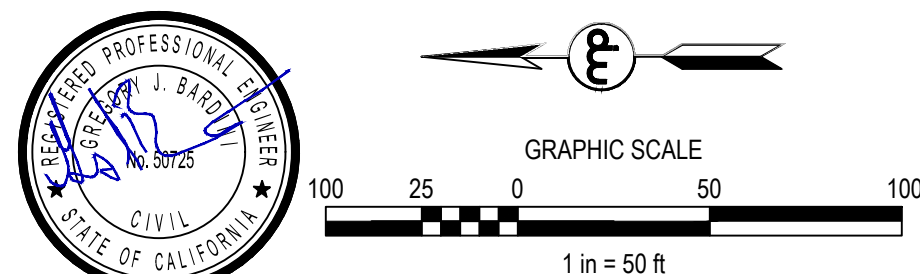
NOTES

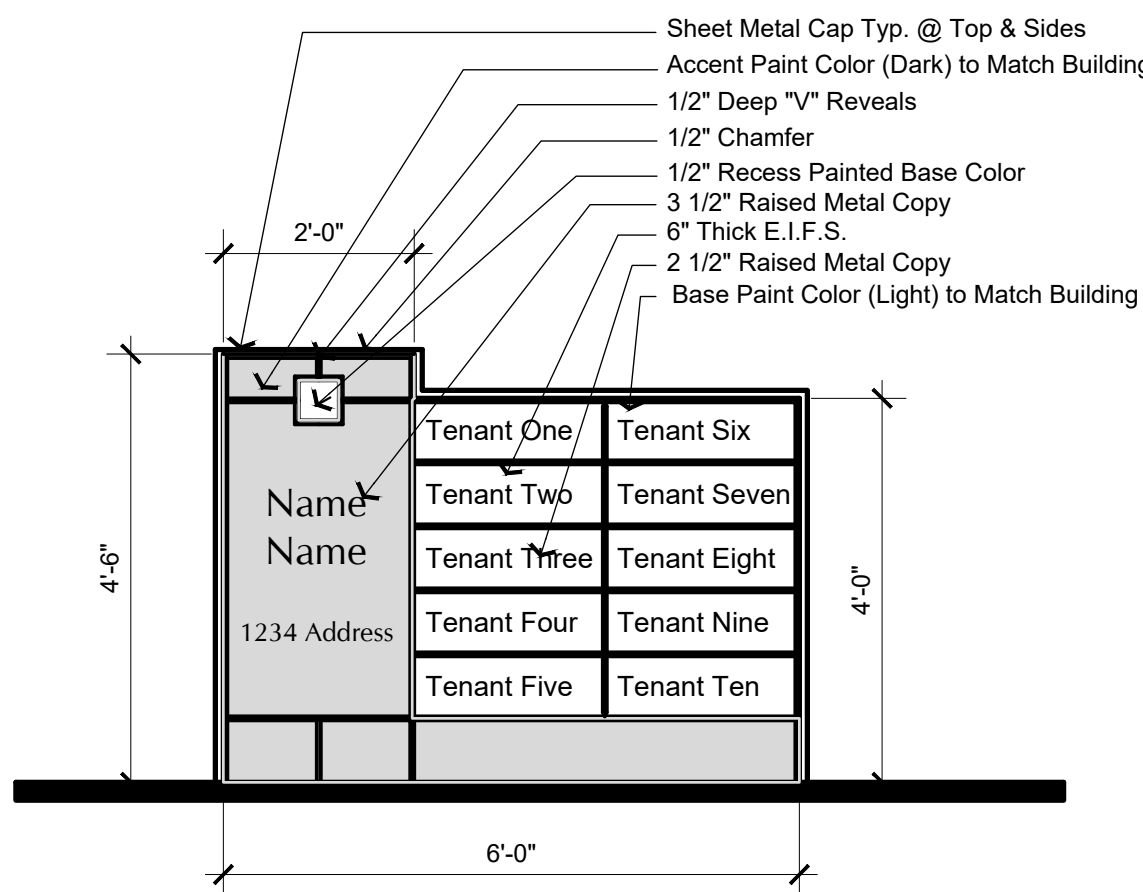
8770 ELDER CREEK ROAD

TENTATIVE PARCEL MAP

PARCELS A & B OF 74 PM 1
NOVEMBER 19, 2025
SHEET 1 of 1

mp **MORTON & PITALO, INC.**
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
600 Coolidge Dr., Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

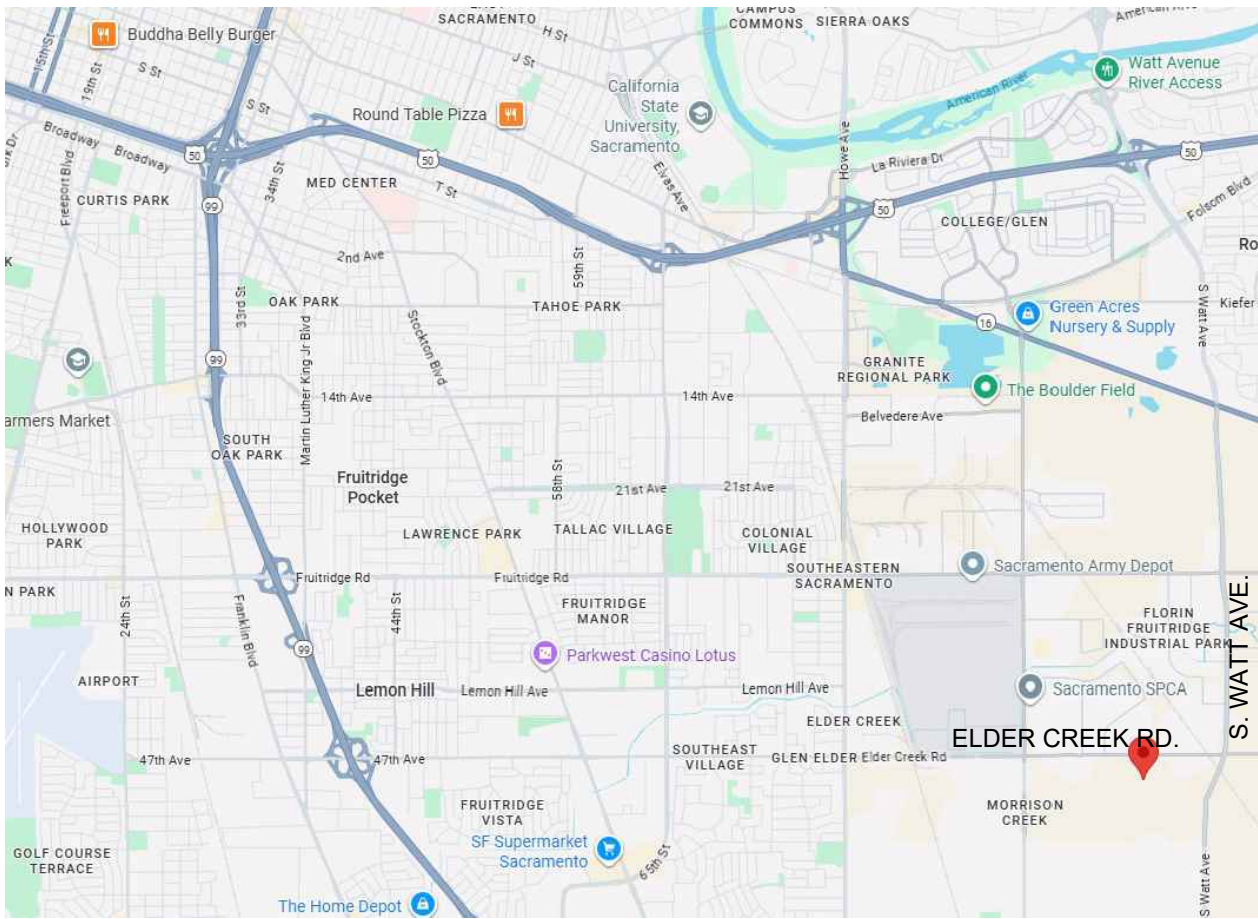




MONUMENT SIGN

SCALE: 1/2" = 1'-0"

VICINITY MAP



SITE DATA

APN:	064-0020-049-0000	
JURISDICTION:	CITY OF SACRAMENTO	
ZONING:	M-1-R	
SITE AREA:	9.56 ACRES NET (416,523 SF)	
OCCUPANCY GROUPS	B, F-1, S-1	
BUILDING AREAS		
BUILDING 1	17,000	
BUILDING 2	22,591	
BUILDING 3	36,750	
TOTAL	76,341 SF	
SITE COVERAGE (F.A.R.):	18.3%	
MAXIMUM OFFICE AREA ALLOWED PER PARCEL:	19,085 SF (25% OF TOTAL)	
MAXIMUM HEIGHT ALLOWED:	70 FEET	
OFFICE AREA OPEN SPACE REQUIRED (1 SF FOR EVERY 15 SF OF OFFICE) BASED ON 20% OFFICE:		
BUILDING	MAXIMUM OFFICE AREA	OPEN SPACE
1	3,400 SF	226 SF
2	4,518 SF	301 SF
3	7,350 SF	490 SF
TOTAL OPEN SPACE REQUIRED		1,017 SF

VEHICLE AND BICYCLE PARKING DATA

PARKING DISTRICT:		TRADITIONAL				
REQUIRED PARKING:		NO MINIMUM				
PARKING PROVIDED:						
BUILDING	STANDARD (8'-6" x 18')	ACCESSIBLE (9' x 18') (8' x 18' stripping)	EVSE READY (8'-6" x 18')	EVSE INSTAL. (9' x 18') (12' X 18') (5' x 18' stripping)	COMPACT (8' X 15')	TOTAL
1	5 (+7 Future)	2	4	0	4	15 (+7 Future)
2	10 (+6 Future)	2	4	0		16 (+6 Future)
3	20	2	6	2		30
TOTALS	59	8	14	2		61 (+13 Future)
MAXIMUM PARKING RATIO BY USE:						
OFFICE	1:250					
MANUFACTURING	1:500					
WAREHOUSE	1:500					
BICYCLE PARKING REQUIRED						
BUILDING	OFFICE- LONG	OFFICE- SHORT	WH / MAN.- LONG	WH / MAN.- SHORT		
1	2	2	2	2		
2	2	2	2	2		
3	2	2	4	2		
TOTALS	6	6	8	6		

SHEET INDEX

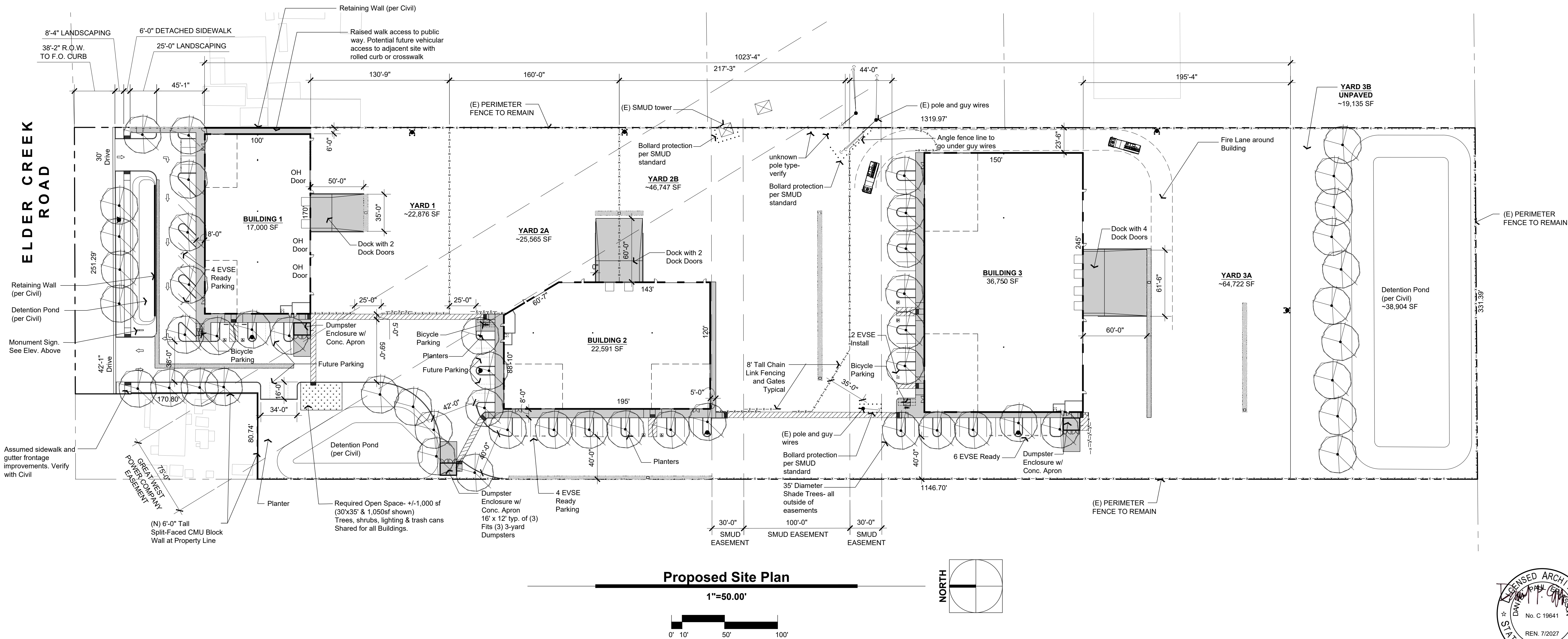
SD-1	SITE PLAN
SD-2.1	FLOOR PLAN- BUILDING 1
SD-2.2	FLOOR PLAN- BUILDING 2
SD-2.3	FLOOR PLAN- BUILDING 3
SD-3.1	ELEVATIONS- BUILDING 1
SD-3.2	ELEVATIONS- BUILDING 2
SD-3.3-A	NORTH AND SOUTH ELEVATIONS- BUILDING 3
SD-3.3-B	EAST AND WEST ELEVATIONS- BUILDING 3
SD-4.1	BUILDING SECTION- BUILDING 1
SD-4.2	BUILDING SECTION- BUILDING 2
SD-4.3	BUILDING SECTION- BUILDING 3

TEAM OF DESIGN PROFESSIONALS

ARCHITECTURAL: COMSTOCK JOHNSON ARCHITECTS
10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670
ATTN: RACHEL LUHRSEN
EMAIL: RACHEL@CJA-ARCHITECTS.COM
PH: (916) 362-6303 EXT. 121

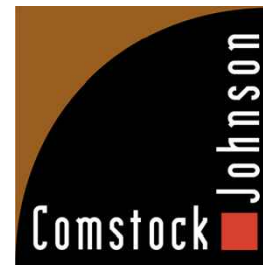
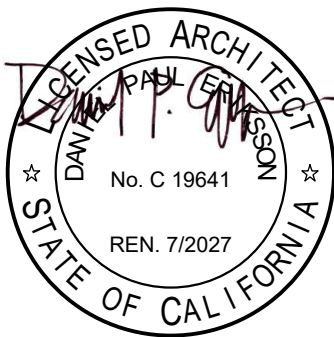
CIVIL ENGINEERING: MORTON & PITALO
ADDRESS: 600 COOLIDGE DRIVE, SUITE 140, FOLSOM, CA 95630
ATTN: CRAIG KENDALL
EMAIL: CKENDALL@MPENGR.COM
PH: (916) 496-8768

LANDSCAPE: YAMASAKI LANDSCAPE ARCHITECTURE
ADDRESS: 1223 HIGH STREET, AUBURN, CA 95603
ATTN: JEFF AMBROSIA
EMAIL: JEFF@YAMASAKI-LA.COM
PH: (530) 885-0040 EXT. 325



THREE BUILDING PROJECT

8770 Elder Creek Road
Sacramento, California

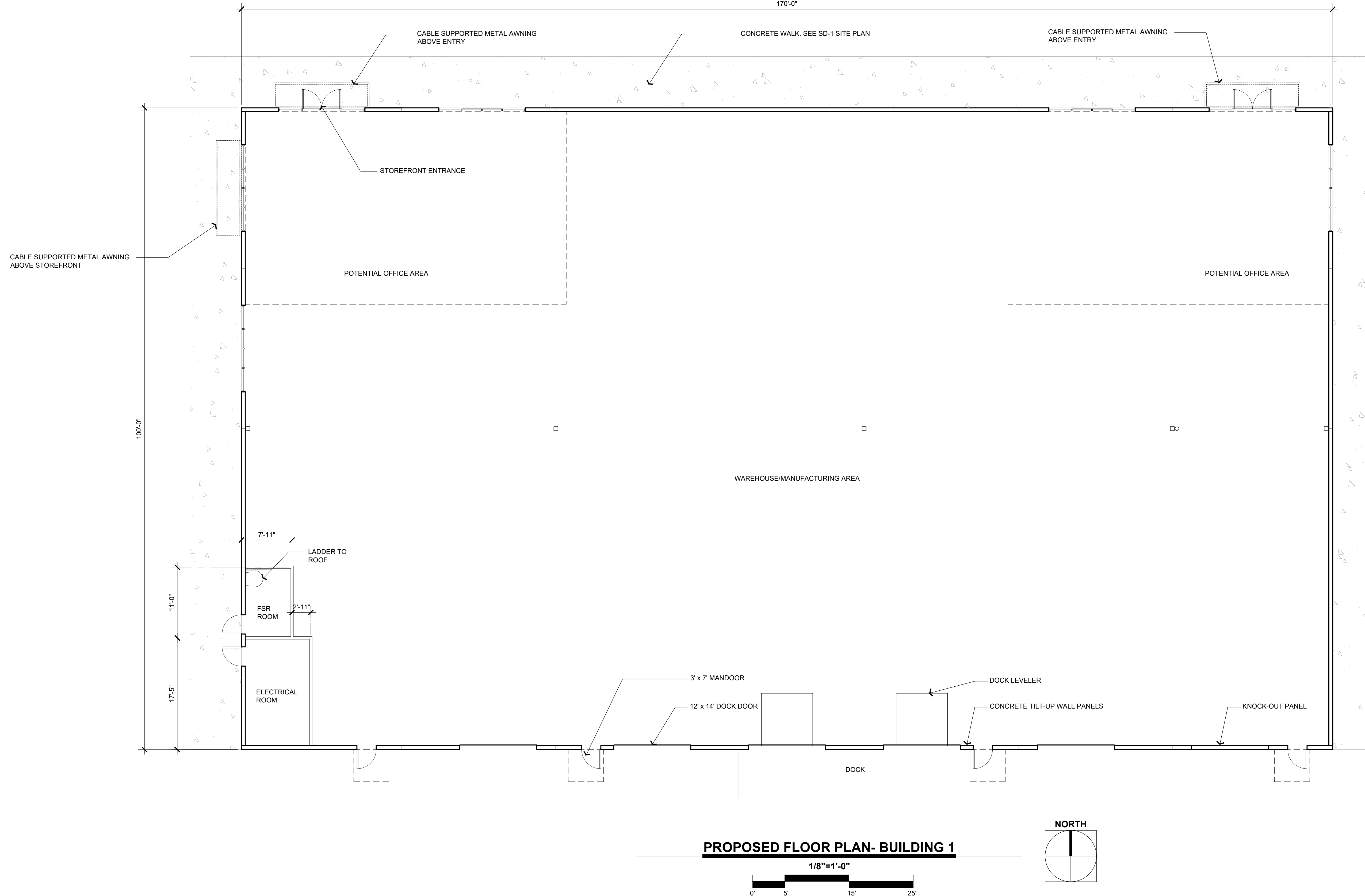


SD-1 ARCHITECTS INC.

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670

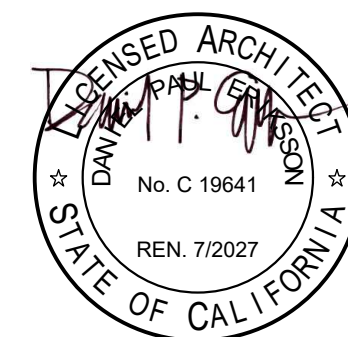
916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

DESIGNED/ DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
DATE: 09.16.2025
REV. 11.18.2025

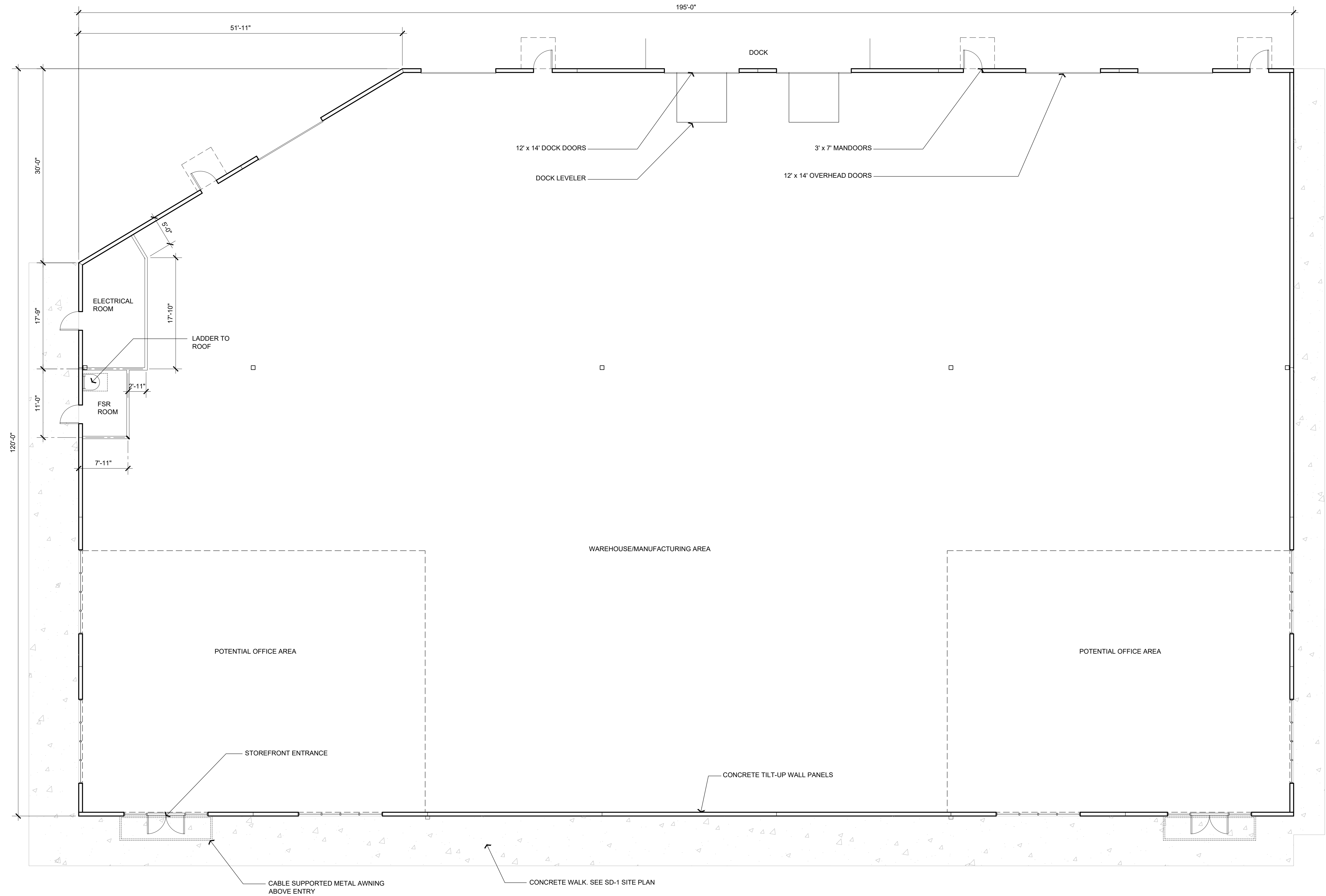


THREE BUILDING PROJECT

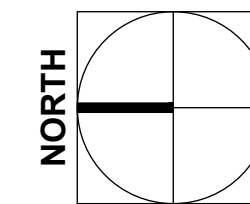
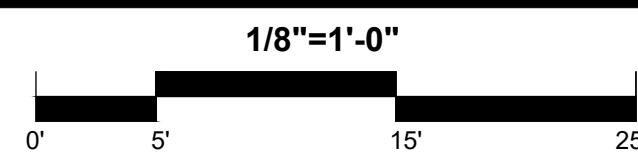
8770 Elder Creek Road
Sacramento, California



SD-2.1 ARCHITECTS INC.

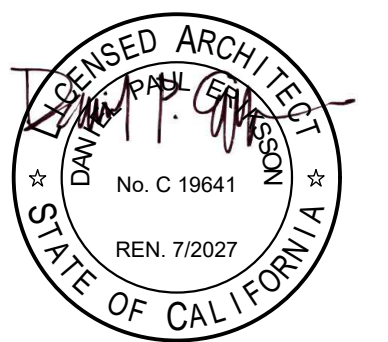


PROPOSED FLOOR PLAN-BUILDING 2



THREE BUILDING PROJECT

8770 Elder Creek Road
Sacramento, California

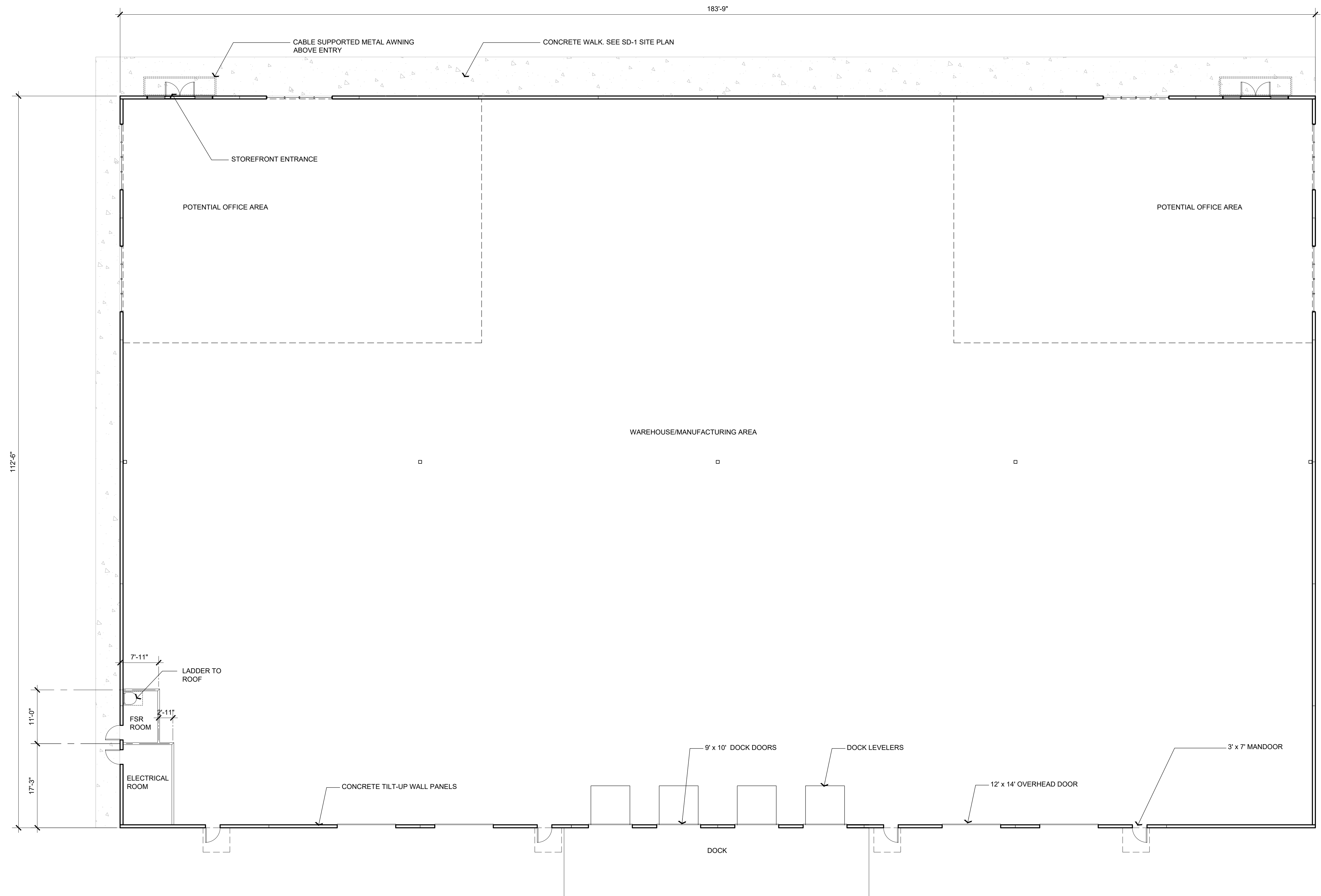


SD-2.2 ARCHITECTS INC.

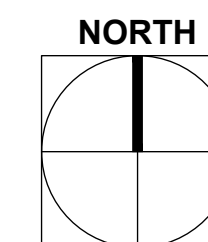
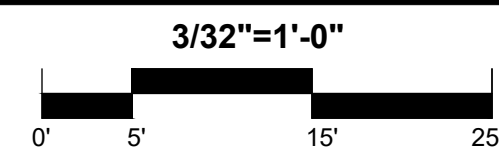
COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670

916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

DESIGNED/DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
DATE: 09.16.2025
REV. 11.18.2025

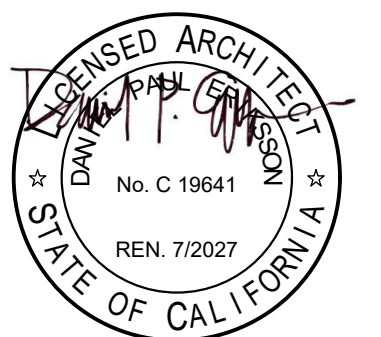


PROPOSED FLOOR PLAN- BUILDING 3



THREE BUILDING PROJECT

8770 Elder Creek Road
Sacramento, California

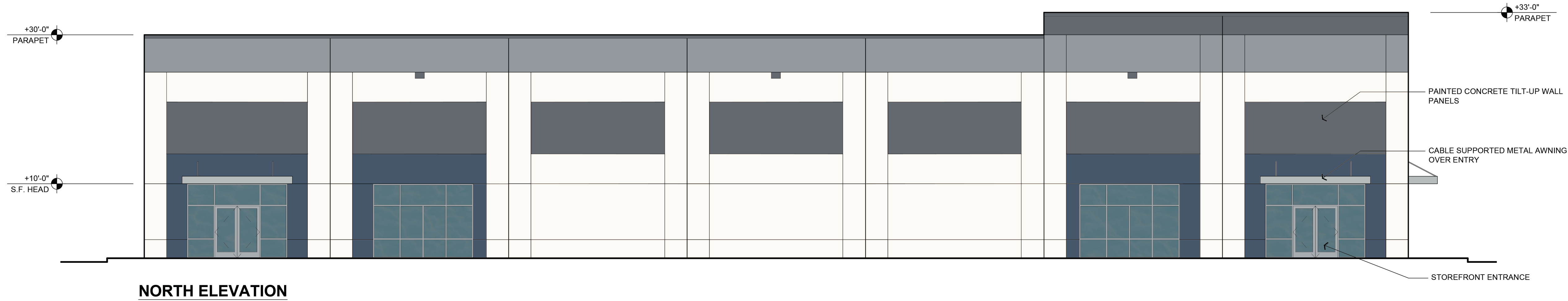


SD-2.3 ARCHITECTS INC.

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670

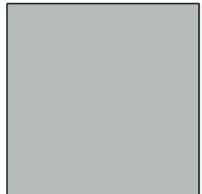
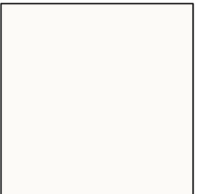
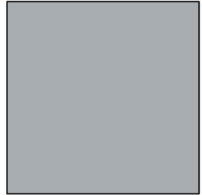
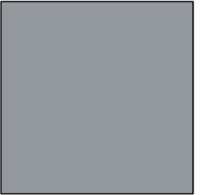
916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

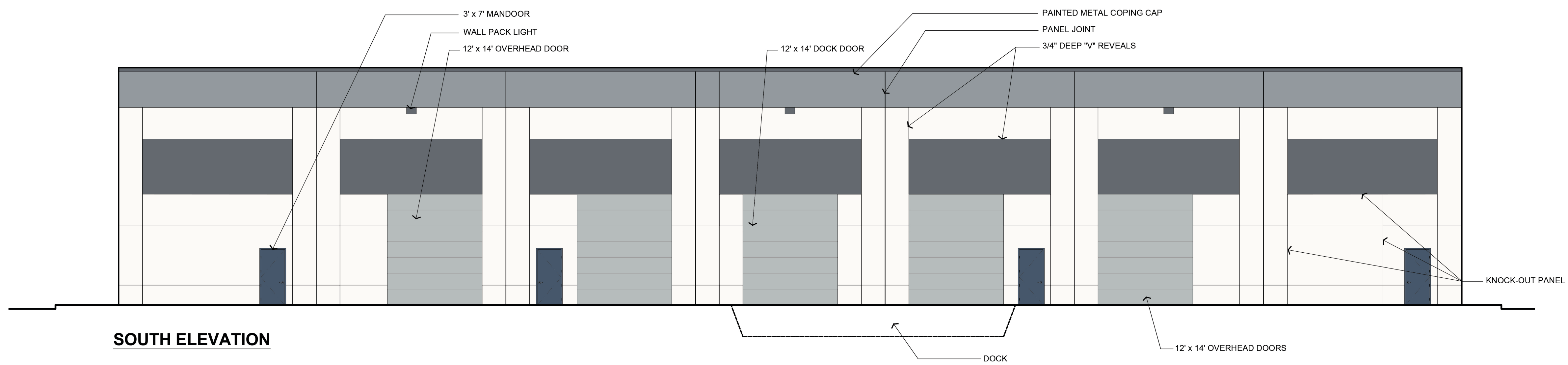
DESIGNED/ DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
DATE: 09.16.2025
REV. 11.18.2025



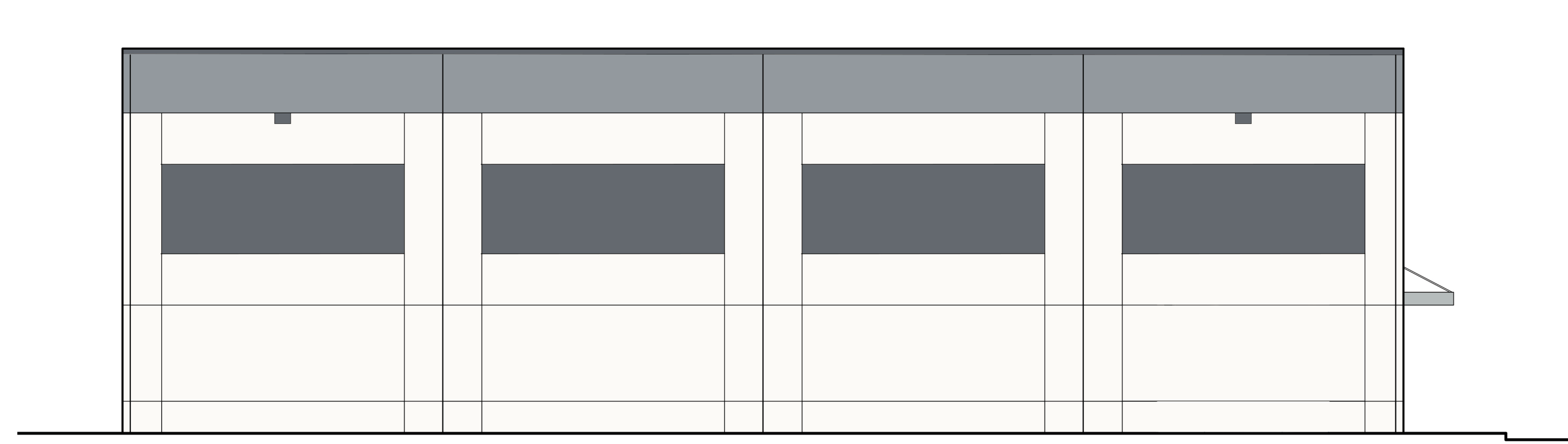
NORTH ELEVATION

COLOR / MATERIAL SELECTIONS:

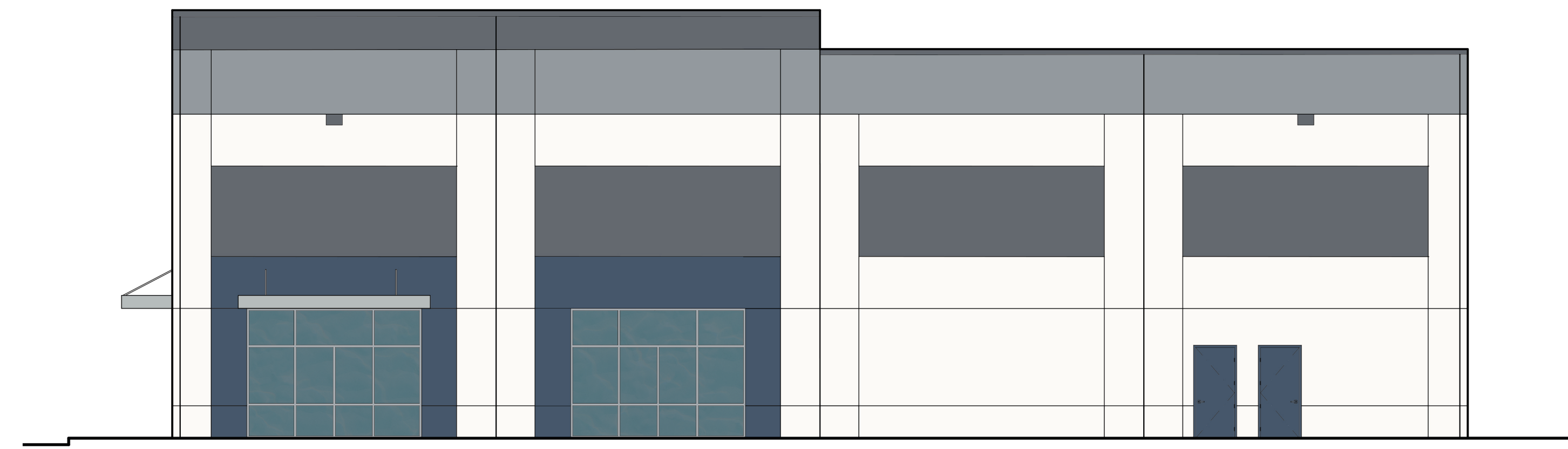
 ALL CANOPIES: COLOR: SW7663 MONORAIL SILVER	 PAINT- FIELD: COLOR: SW7009 PEARLY WHITE
 STOREFRONT: ALUMATONE	 PAINT- ACCENT 1: COLOR: SW9162 AFRICAN GRAY
 GLASS: DARK REFLECTIVE	 PAINT- ACCENT 2: COLOR: SW7075 WEB GRAY
 PAINTED METAL DOORS & PAINT- ACCENT 3: COLOR: KM995 NAVY DAMASK	



SOUTH ELEVATION

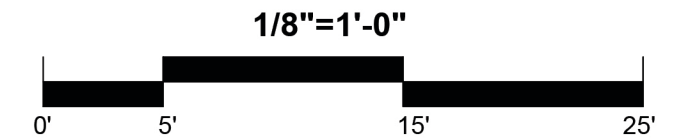


EAST ELEVATION

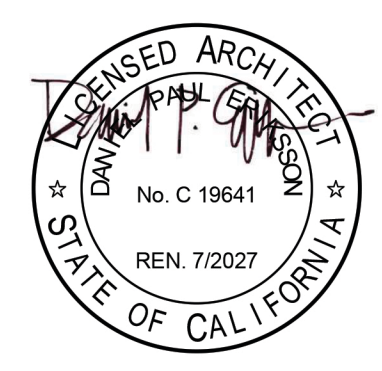


WEST ELEVATION

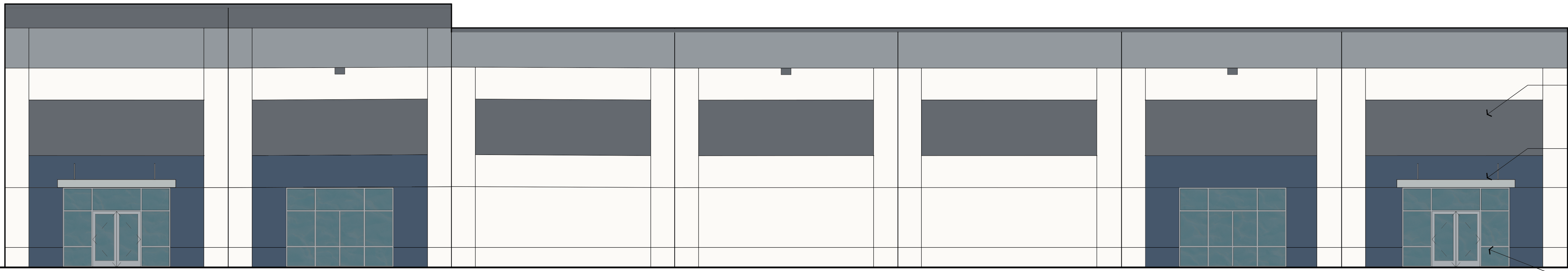
PROPOSED ELEVATIONS- BUILDING 1



THREE BUILDING PROJECT
8770 Elder Creek Road
Sacramento, California



SD-3.1



WEST ELEVATION

COLOR / MATERIAL SELECTIONS:



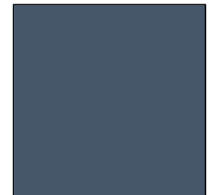
ALL CANOPIES:
COLOR: SW7663 MONORAIL SILVER



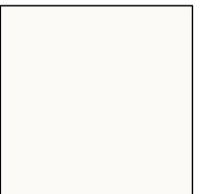
STOREFRONT:
ALUMATONE



GLASS:
DARK REFLECTIVE



PAINTED METAL DOORS & PAINT-ACCENT 3:
COLOR: KM995 NAVY DAMASK



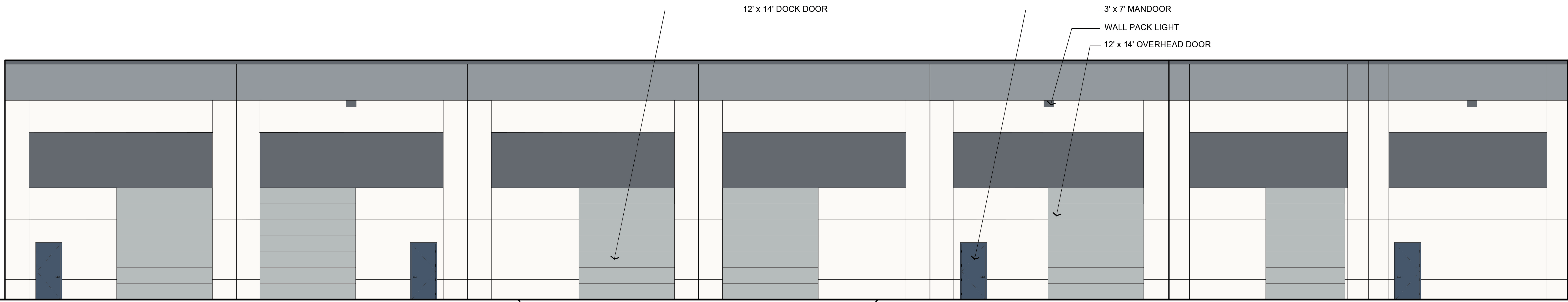
PAINT- FIELD:
COLOR: SW7009 PEARLY WHITE



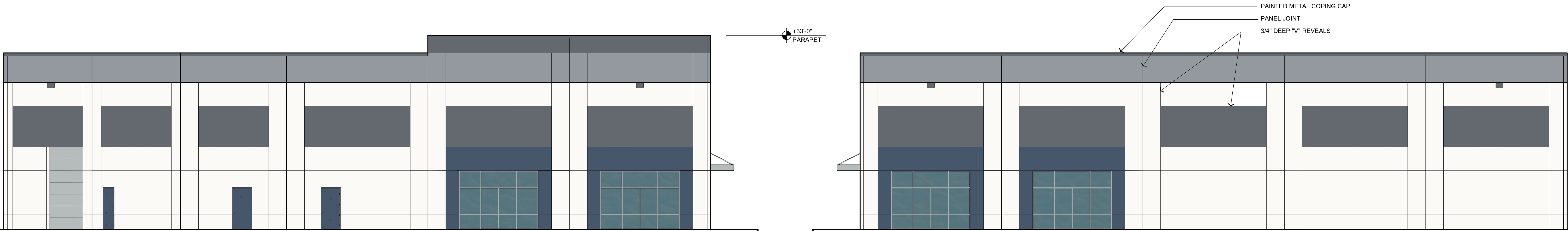
PAINT- ACCENT 1:
COLOR: SW9162 AFRICAN GRAY



PAINT- ACCENT 2:
COLOR: SW7075 WEB GRAY



EAST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

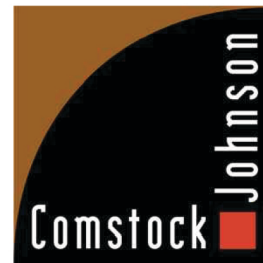
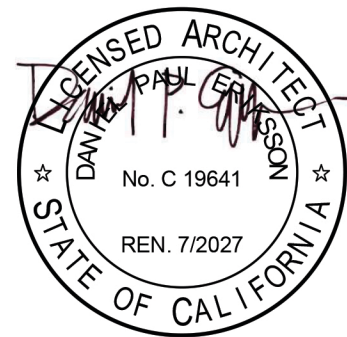
PROPOSED ELEVATIONS- BUILDING 2

1/8"=1'-0"



THREE BUILDING PROJECT

8770 Elder Creek Road
Sacramento, California



SD-3.2

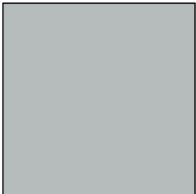
ARCHITECTS INC.

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670

916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

DESIGNED/DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
DATE: 09.16.2025
REV. 11.18.2025

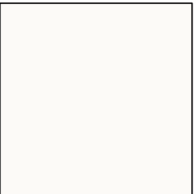
COLOR / MATERIAL SELECTIONS:



ALL CANOPIES:
COLOR: SW7663 MONORAIL SILVER



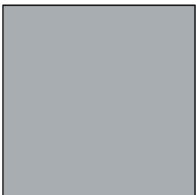
GLASS:
DARK REFLECTIVE



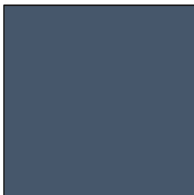
PAINT- FIELD:
COLOR: SW7009 PEARLY WHITE



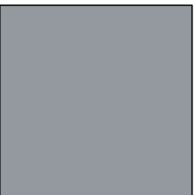
PAINT- ACCENT 2:
COLOR: SW7075 WEB GRAY



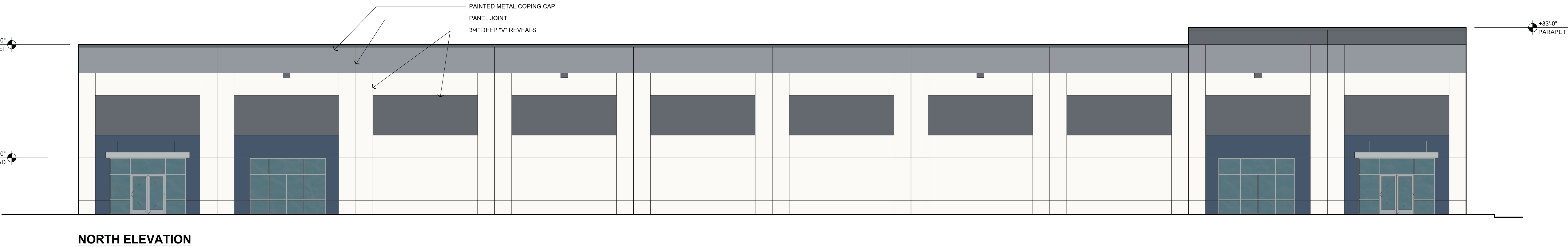
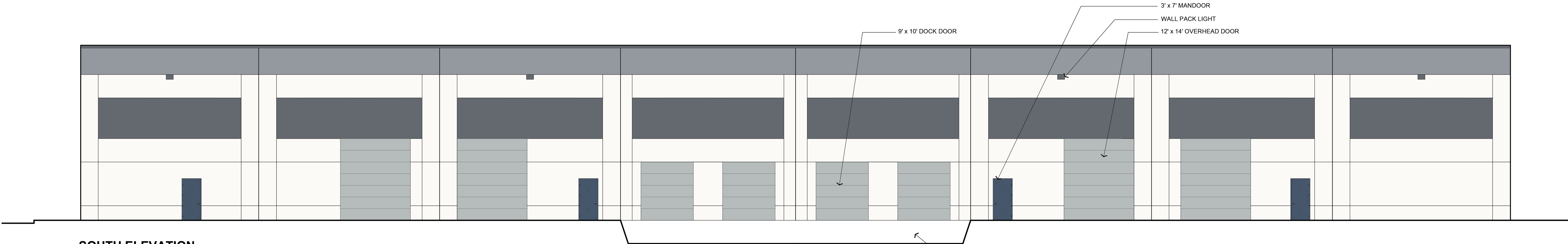
STOREFRONT:
ALUMATONE



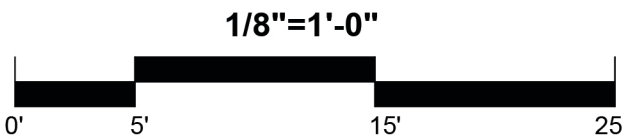
PAINTED METAL DOORS &
PAINT- ACCENT 3:
COLOR: KM995 NAVY DAMASK



PAINT- ACCENT 1:
COLOR: SW9162 AFRICAN GRAY



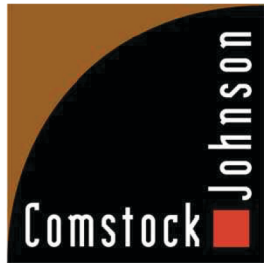
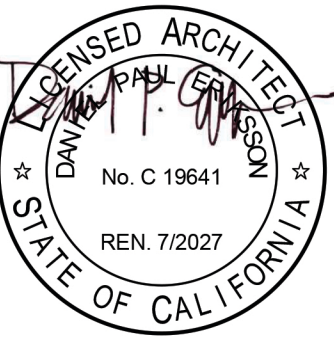
PROPOSED ELEVATIONS- BUILDING 3



THREE BUILDING PROJECT
8770 Elder Creek Road
Sacramento, California



BUZZ OATES
CONSTRUCTION, INC.
CA LIC. 97834 | 781 LIC. 009337
AZ ROC LIC. 343819 | ID LIC. RCE-2005



SD-3.3-A

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670

916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

DESIGNED/ DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
DATE: 09.16.2025
REV. 11.18.2025

COLOR / MATERIAL SELECTIONS:

ALL CANOPIES:
COLOR: SW7663 MONORAIL SILVER

PAINT- FIELD:
COLOR: SW7009 PEARLY WHITE

STOREFRONT:
ALUMATONE

PAINT- ACCENT 1:
COLOR: SW9162 AFRICAN GRAY

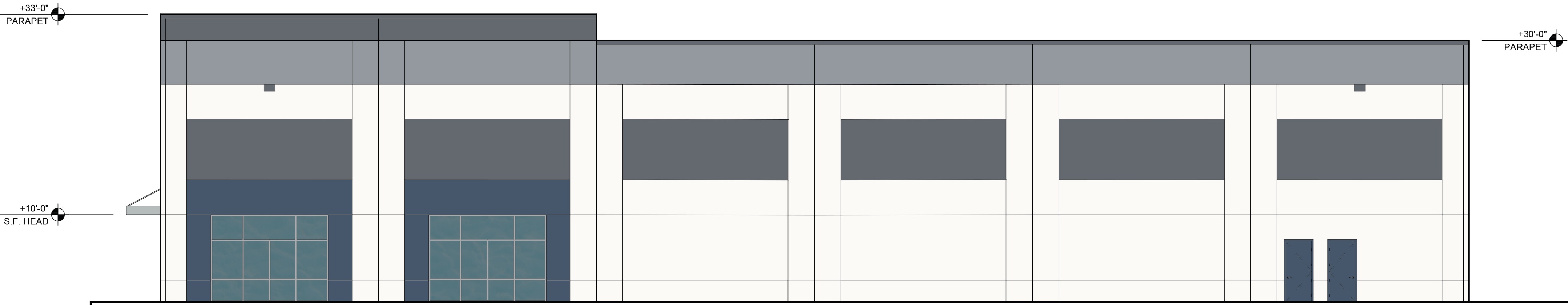
GLASS:
DARK REFLECTIVE

PAINT- ACCENT 2:
COLOR: SW7075 WEB GRAY

PAINTED METAL DOORS & PAINT- ACCENT 3:
COLOR: KM995 NAVY DAMASK

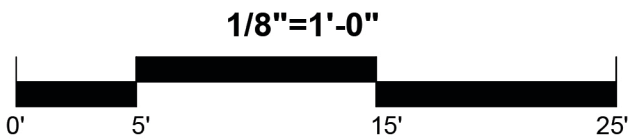


EAST ELEVATION

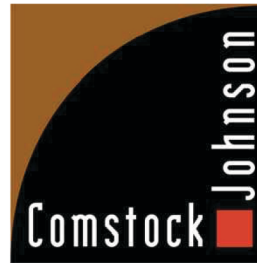


WEST ELEVATION

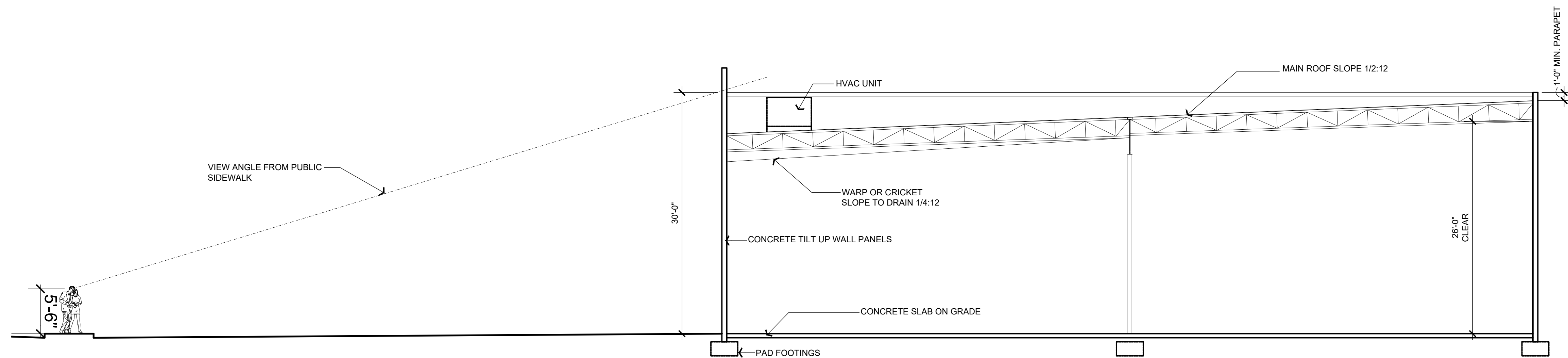
PROPOSED ELEVATIONS- BUILDING 3



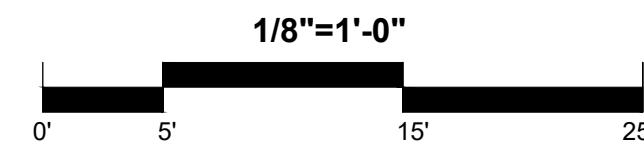
THREE BUILDING PROJECT
8770 Elder Creek Road
Sacramento, California



SD-3.3-B ARCHITECTS INC.



PROPOSED BUILDING SECTION- BUILDING 1

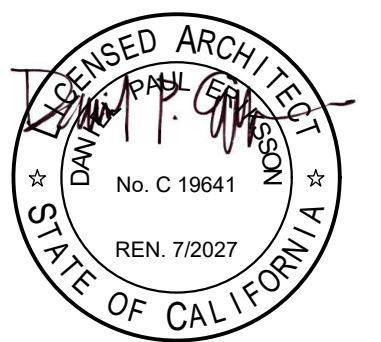


THREE BUILDING PROJECT

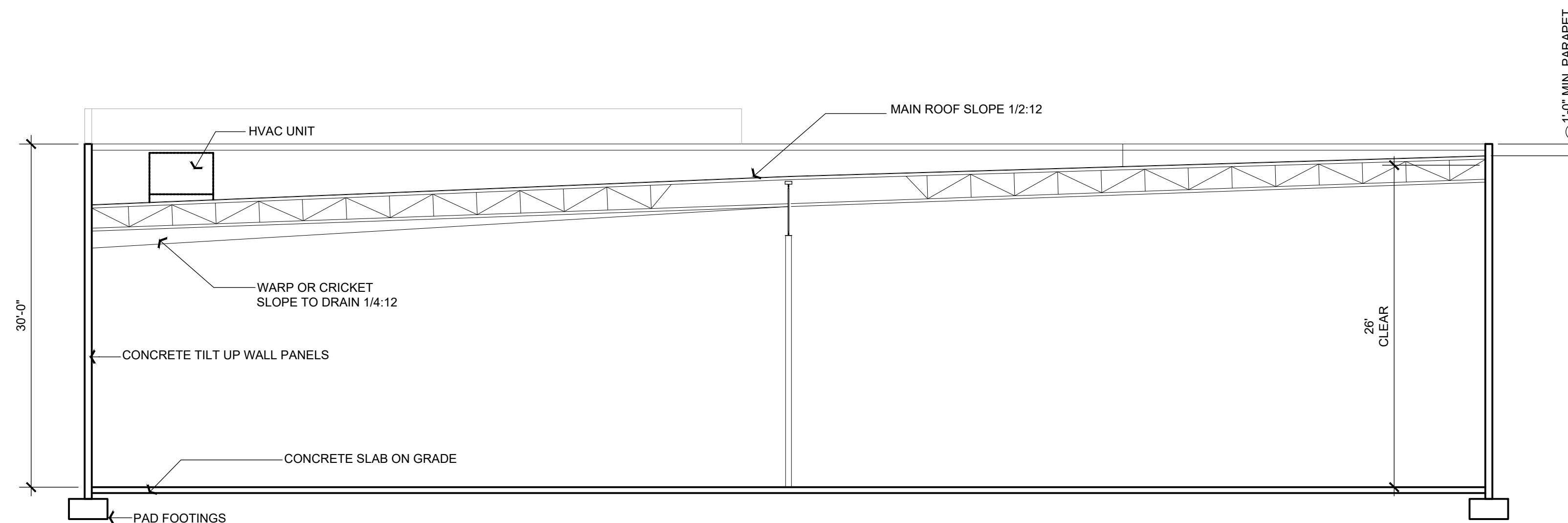
8770 Elder Creek Road
Sacramento, California



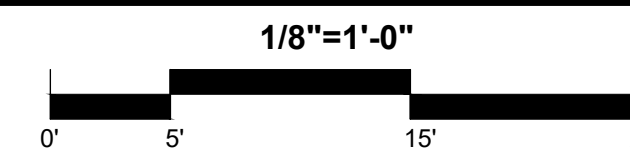
BUZZ OATES
CONSTRUCTION, INC.
CA LIC. 778634 | NV LIC. 0209707
AZ ROC LIC. 343819 | ID LIC. ROC270905



SD-4.1 ARCHITECTS INC.



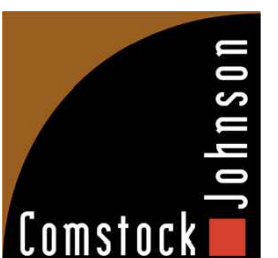
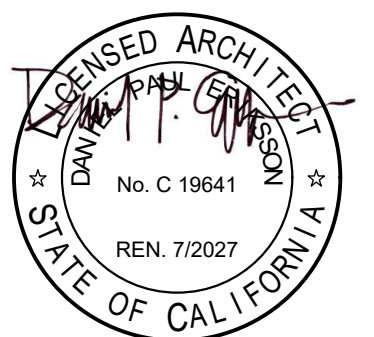
PROPOSED BUILDING SECTION- BUILDING 2



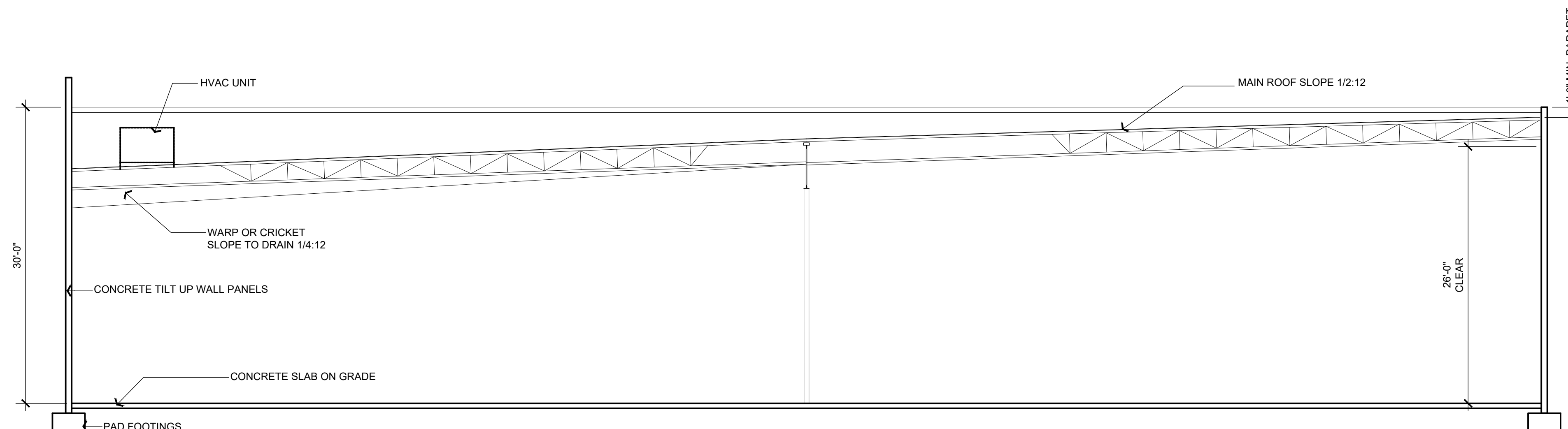
BUZZ OATES
CONSTRUCTION, INC.
CA LIC. 978634 | NV LIC. 0080597
AZ ROC LIC. 343819 | ID LIC. RCE79905

THREE BUILDING PROJECT

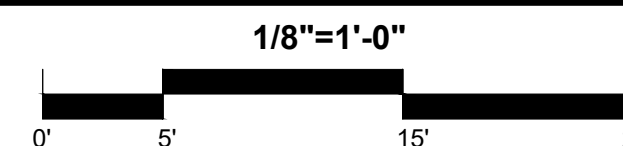
8770 Elder Creek Road
Sacramento, California



SD-4.2 ARCHITECTS INC.



PROPOSED BUILDING SECTION- BUILDING 3

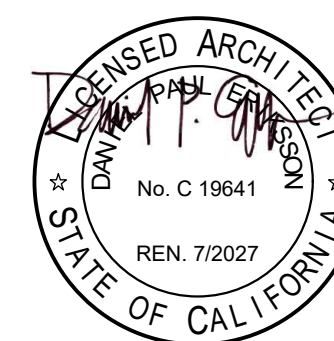


THREE BUILDING PROJECT

8770 Elder Creek Road
Sacramento, California



BUZZ OATES
CONSTRUCTION, INC.
CA LIC. 778854 | NV LIC. 0209109
AZ ROC LIC. 343819 | ID LIC. ROC2579903



SD-4.3 ARCHITECTS INC.

Dwg X:\2025\25-022-00\8770 ELDER CREEK ROAD\DWG\LANDWORKING\25022-00\8770-01.dwg 11/19/25 11:21am CENDALL

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:	
HORIZ. 1" =	50'
VERT. 1" =	N/A

BENCH MARK
ELEV=55.45' (NAVD88)
COUNTY B.M. 24-022
7/8" METAL DISC STAMPED "CO. B.M. 24-22" LOCATED IN
NORTHWEST CORNER OF 9' CONCRETE BASE OF SMUD
TRANSMISSION TOWER 101 EAST OF C.C.T.R. 230' WEST
OF HEDGE AVE. & 660' SOUTH OF ELDER CREEK RD. SEE L.L.
M-26 PG. BM4 LEVELS RUN FROM U.S.G.S. T11W 1947 &
U.S.G.S. S-128 (APRIL 1961)
SUPERCEDED ELEVATION=53.12
ADJUSTED 01/04, SEE L.L. S-362 PG. B.M. 8, 1/9/04

COMPUTED	MJC
DESIGNED	CSQ
DRAWN	CSQ
PROJ. ENGR.	CDK



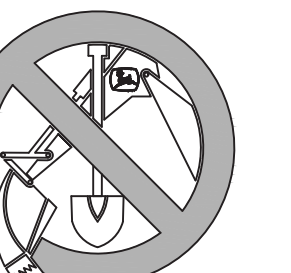
MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

PRELIMINARY PLANS
8770 ELDER CREEK
PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF SACRAMENTO, CALIFORNIA

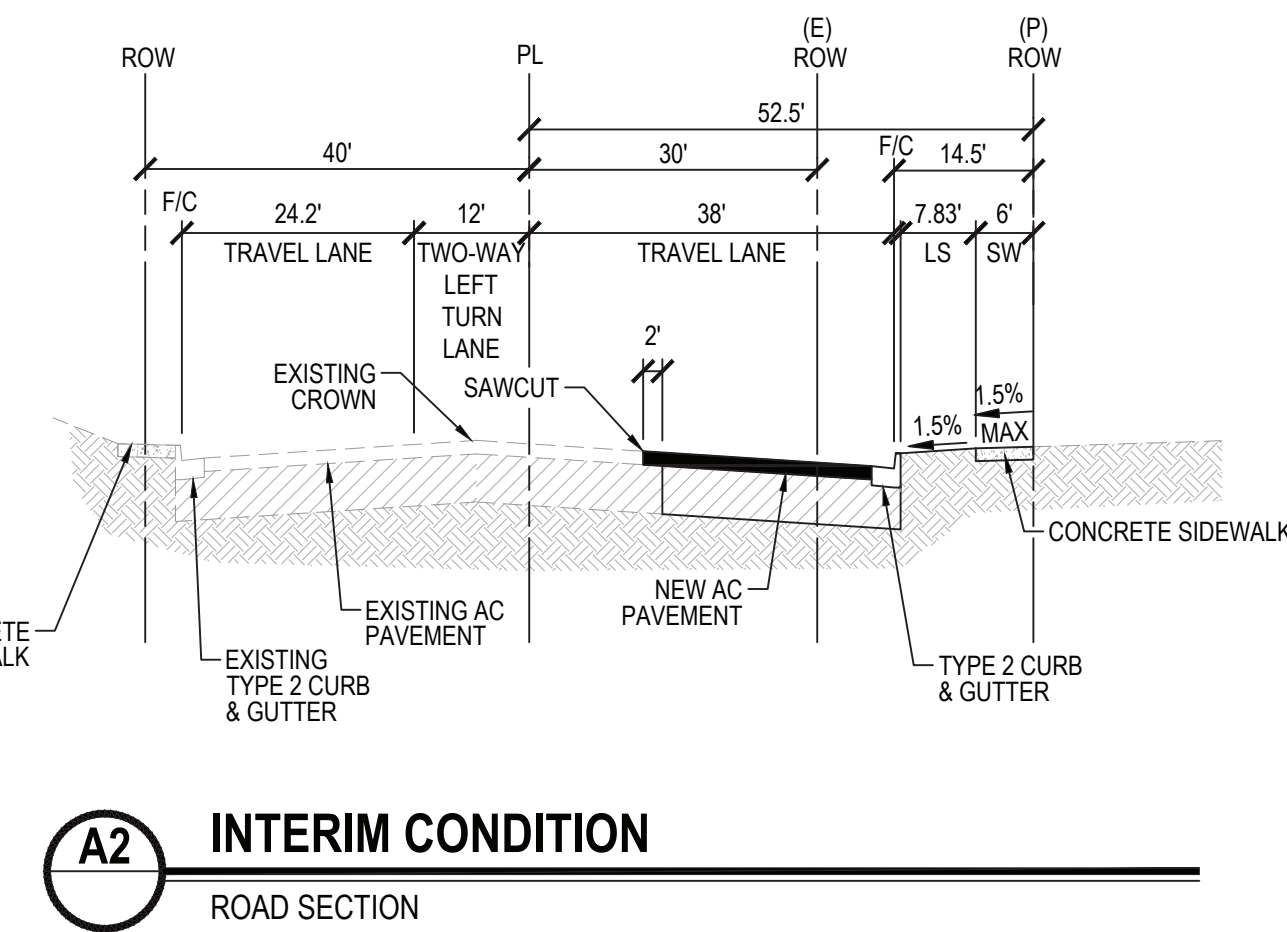
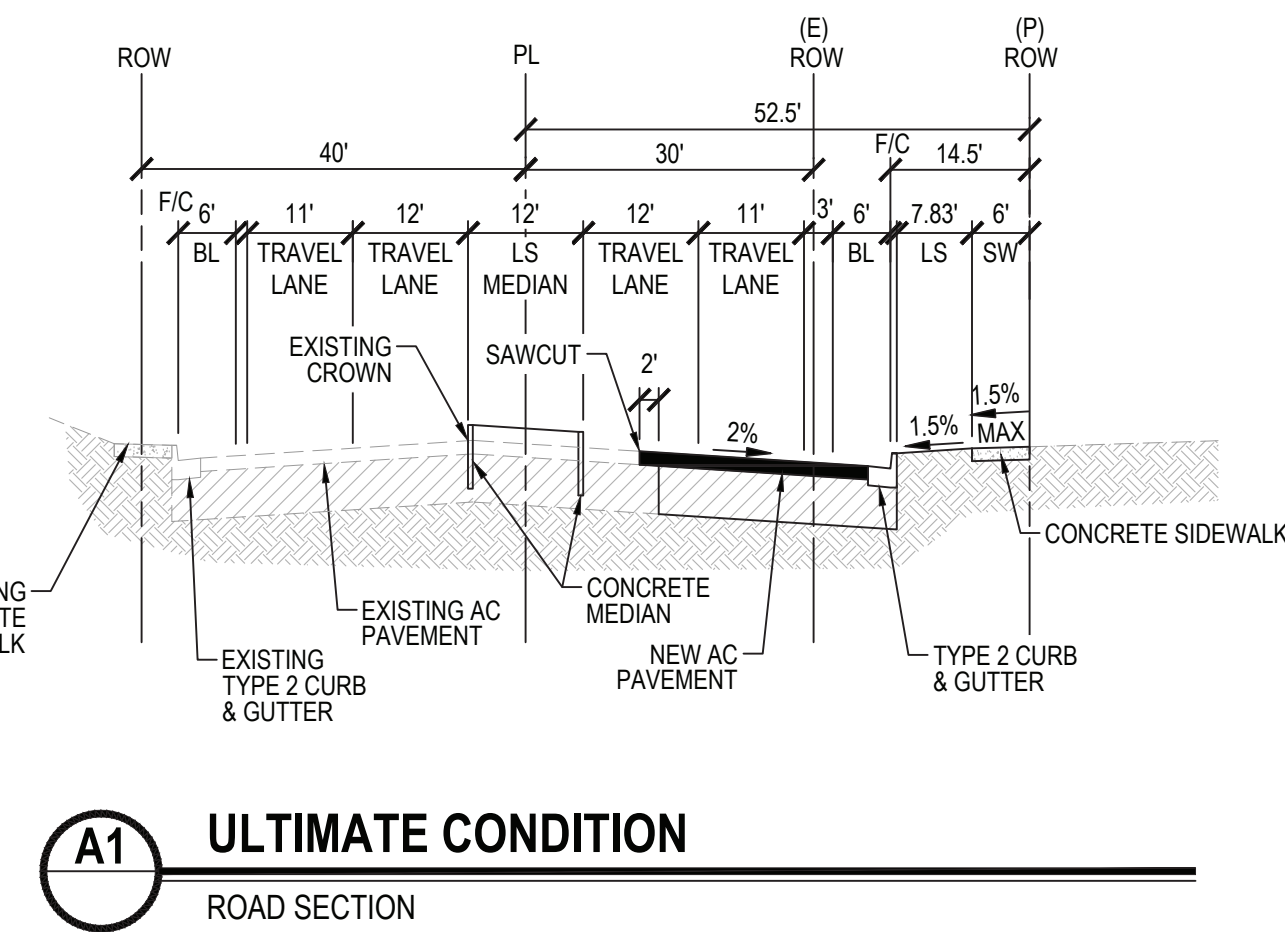
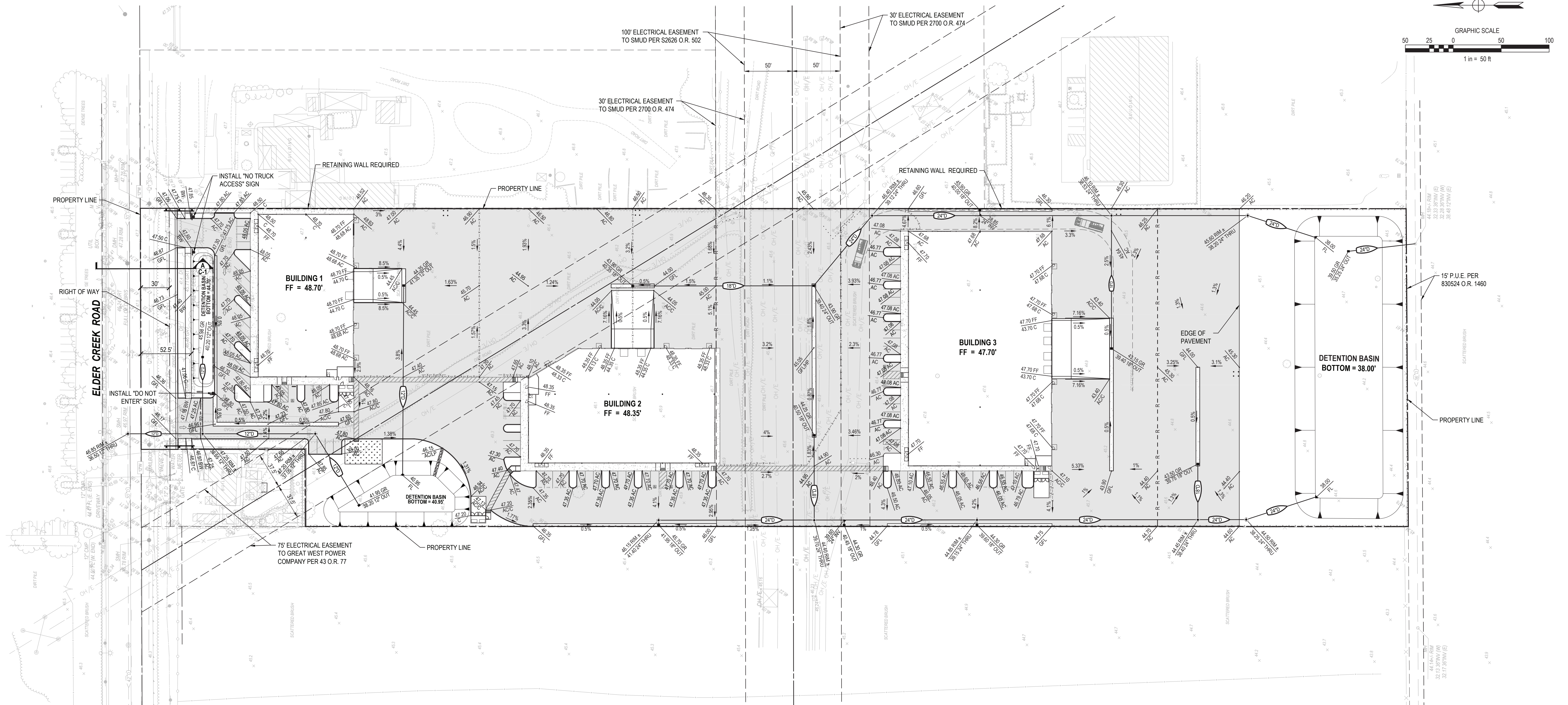
DATE	11/19/25
SHEET	C-1
OF	2

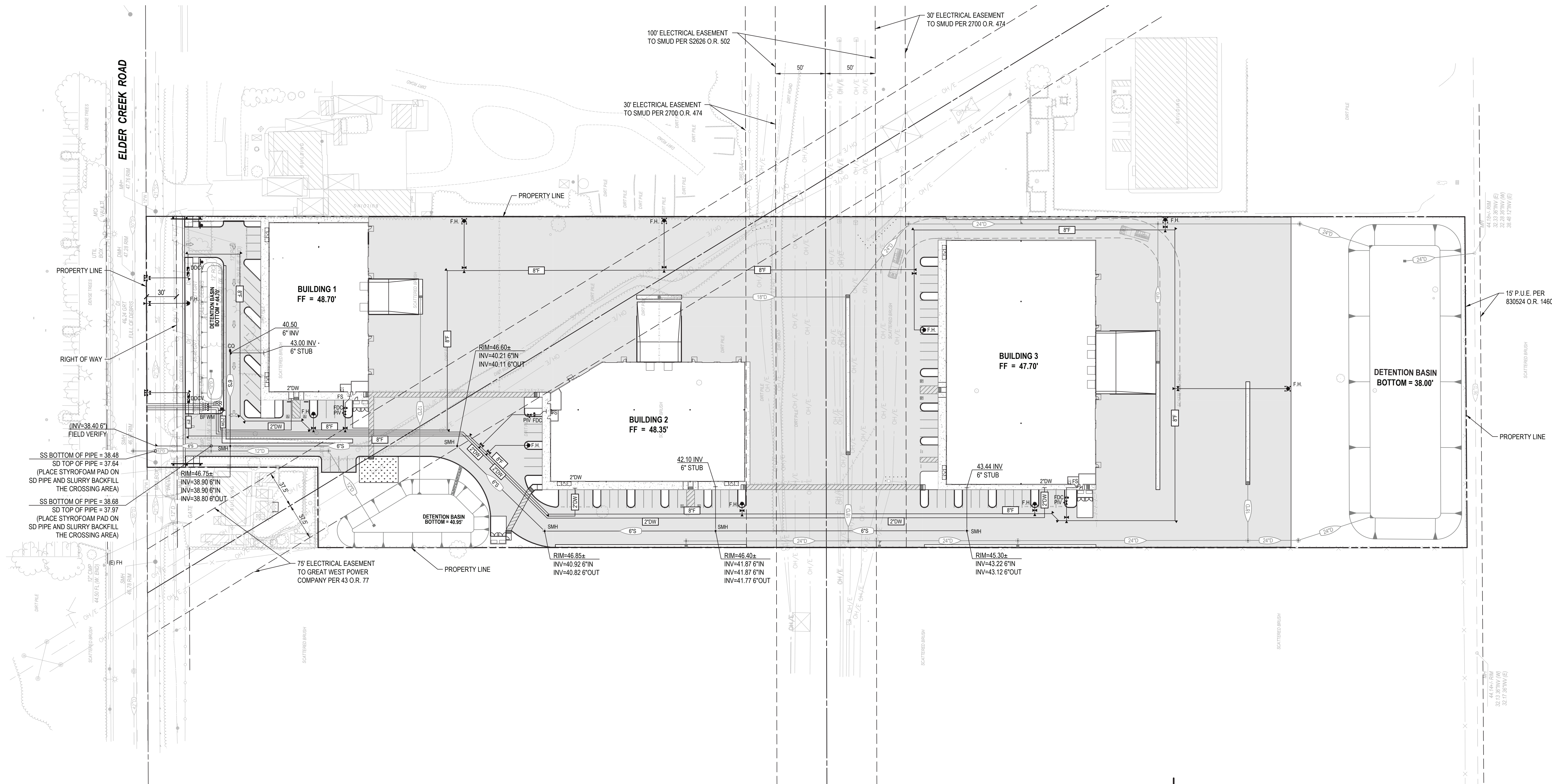
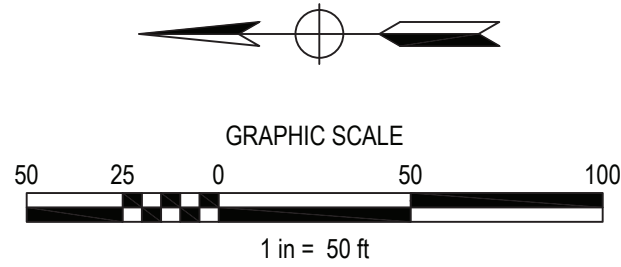
Before You Dig Call
800-227-2600



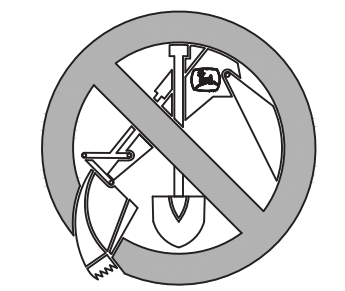
DIG ALERT

JOB NO. 25-0022





DIG ALERT



Before You Dig Call
800-227-2600

Dwg. WIP FILED PROJECTS 2025-02-25 00:00:00 8770 ELDER CREEK ROAD DWG.LANWORKING 2025-02-25 11:19:25 11:17am CENDALL

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

BENCH MARK
ELEV=55.45' (NAVD88)
7/8" METAL DISC STAMPED "CO. B.M. 24-22" LOCATED IN
NORTHWEST CORNER OF S' CONCRETE BASE OF SMUD
TRANSMISSION TOWER 100' EAST OF C.C.T.R. 2300' WEST
OF HEDGE AVE. & 660' SOUTH OF ELDER CREEK RD. SEE L.L.
M-26 PG. BM-4 LEVELS RUN FROM U.S.G.S. T11W 1947 &
U.S.C&G.S. B-128 (APRIL 1961)
SUPERCEDED ELEVATION = 53.12
ADJUSTED 01/04, SEE L.L. S-362, PG. B.M. & 1/9/04

COMPUTED	MJC
DESIGNED	CSQ
DRAWN	CSQ
PROJ. ENGR.	CDK



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

PRELIMINARY PLANS
8770 ELDER CREEK
PRELIMINARY UTILITY PLAN
CITY OF SACRAMENTO, CALIFORNIA

DATE	11/19/25
SHEET	C-2
OF	2

Provide the following:

- Source Control
- LID Control
- Treatment Control
- Hydromodification
- Trash Capture Control? – What is the project going to be?

City of Sacramento Drainage Basin G259

Detention will be required.

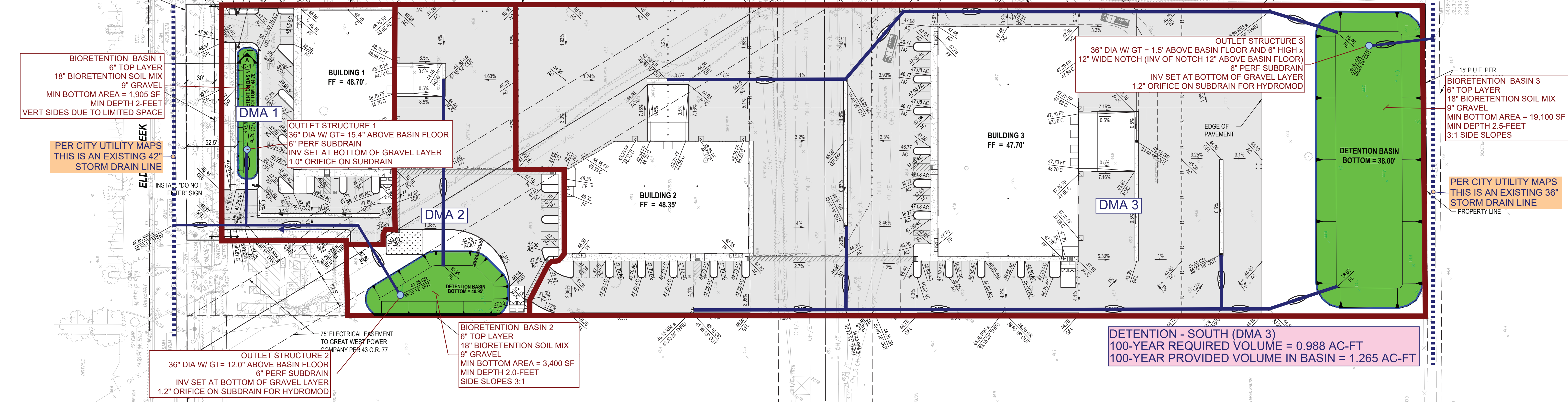
- 10-Year = 3600 cf per acre of increased impervious
- 100-Year = 7000 cf per acre of increased impervious

Note:

100-year event volume must be contained onsite and may include parking lot storage or other surface flooding. 10-year event volume must be completely contained in underground pipe and/or within a detention facility.

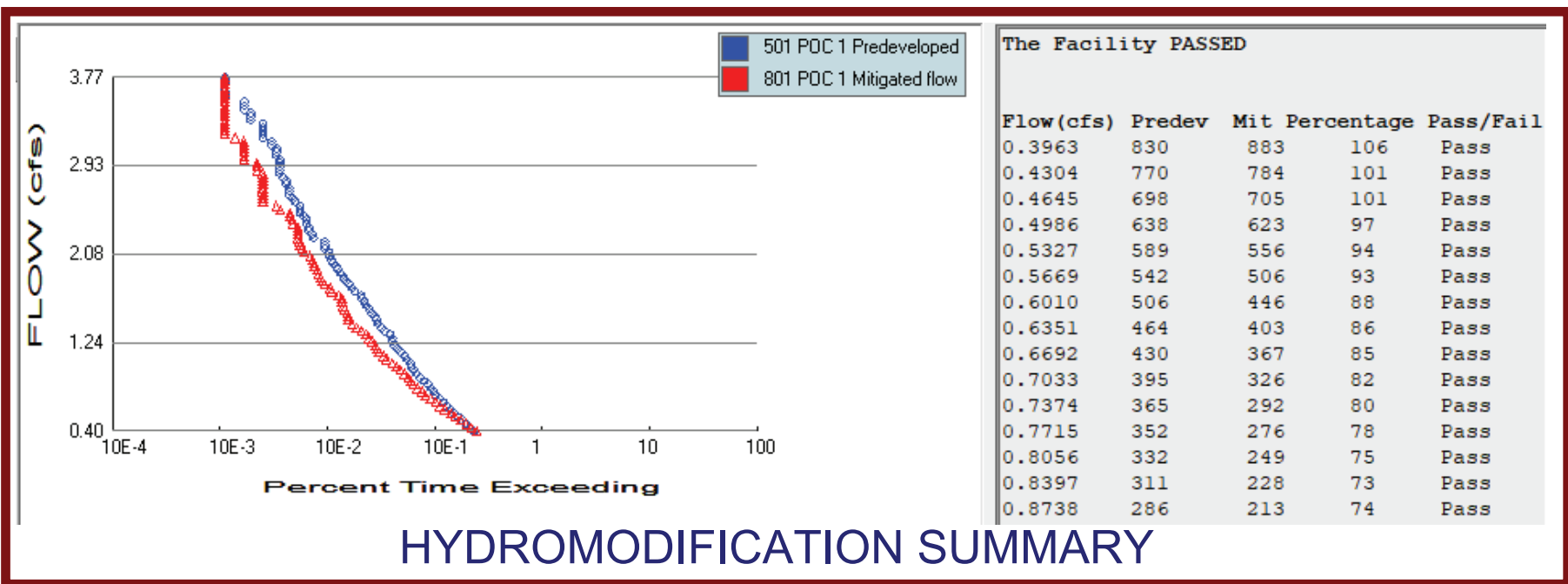
11.9.6 Pond Slope Configuration

Detention Ponds shall be designed with maximum side slopes of 4-feet horizontal to 1-foot vertical (4:1) and a minimum bottom slope of 1%, unless also utilized for Stormwater quality. For Ponds with Stormwater quality features, the configuration shall also conform to Stormwater quality requirements (Refer to Section 11.11).

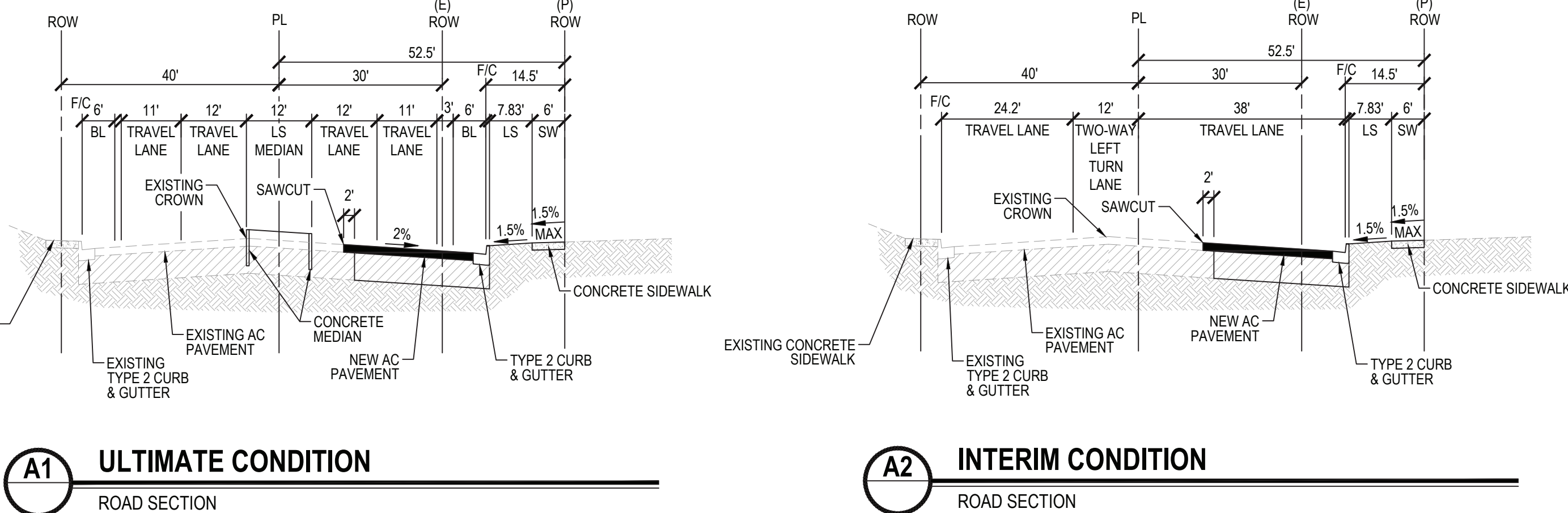


Water Quality Summary

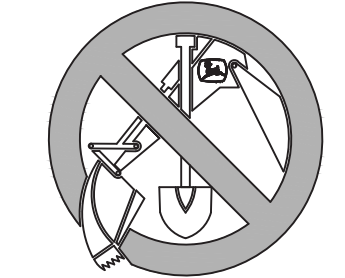
DMA Name	Area		Pervious		Impervious		Assumed Percent Impervious	10-Year		10-Year Required		100-Year		100-Year Required		Nominal Capacity	Allowable Discharge	Bioretention Basin		DMA % of Total Area	Pro-Rated LID Points
	sf	ac	sf	ac	sf	ac		cf/imp ac	cf	ac-ft	cf/imp ac	cf	ac-ft	cf/imp ac	cf			Area	LID Points		
DMA 1	44559	1.02	6684	0.15	37875	0.87	85%	3600	3130	0.072	7000	6086	0.140	2300	3130	0.2	0.20	1900	153.7	11%	16.5
DMA 2	56317	1.29	8448	0.19	47869	1.10	85%	3600	3956	0.091	7000	7693	0.177	2400	3956	0.2	0.26	3400	207.3	14%	28.1
DMA 3	315198	7.24	47280	1.09	267918	6.15	85%	3600	22142	0.508	7000	43054	0.988	2400	43054	0.2	1.45	19100	207.3	76%	157.0
Total	416074	9.55	62411	1.43	353663	8.12	85%		29228	0.671		56833	1.305								201.6



DETENTION - NORTH (DMA 1+DMA 2)
100-YEAR REQUIRED VOLUME = 0.316 AC-FT
100-YEAR PROVIDED VOLUME IN BASINS = 0.285 AC-FT
MAY NEED TO PROVIDE 0.031 AC-FT ADDITIONAL STORAGE



DIG ALERT



Before You Dig Call
800-227-2600

REVISIONS

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
1					
2					
3					
4					

SCALE:

HORIZ. 1" = 50'

VERT. 1" = N/A

BENCH MARK

ELEV=55.45' (NAVD88)

COUNTY B.M. 24-022

7/8" METAL DISC STAMPED "CO. B.M. 24-22" LOCATED IN NORTHWEST CORNER OF S' CONCRETE BASE OF SMUD TRANSMISSION TOWER 101 EAST OF OF C.C.T.R. 2300' WEST OF HEDGE AVE. & 860' SOUTH OF ELDER CREEK RD. SEE L.L. M-26 PG. BM-4 LEVELS RUN FROM U.S.G.S. T11W 1947 & U.S.G.S. S-128 (APRIL 1981)

SUPERCEDED ELEVATION=53.12

ADJUSTED 01/04, SEE L.L. S-362, PG. B.M. 8, 1/9/04

COMPUTED

MJC

DESIGNED

CSQ

DRAWN

CSQ

PROJ. ENGR.

CDK

REGISTERED PROFESSIONAL ENGINEER

EDWIN KHO TU

No. C69345

CIVIL

STATE OF CALIFORNIA

mp

MORTON & PITALO, INC.

CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING

Folsom • Fresno

600 Coolidge Drive, Suite #140

Folsom, CA 95630

phone: (916) 984-7621

web: www.mpengr.com

PRELIMINARY PLANS

8770 ELDER CREEK

PRELIMINARY WATER QUALITY EXHIBIT

CITY OF SACRAMENTO, CALIFORNIA

DATE

11/19/25

SHEET

C-1

OF

2

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
CITY OF SACRAMENTO, CALIFORNIA

Landscape Development Plans

PLANTING NOTES

- Installing Contractor shall verify quantities and areas to be planted prior to start of job. Notify Landscape Architect of any discrepancies prior to starting work.
- All planting areas shall be completely free of trash, debris, rocks, and construction materials larger than 2", and shall be brought to finish grade before planting begins. Finish grade shall be 2" below surface of walks, curbs, and paved areas in planting areas where bark is to be installed. Grades shall be flush at catch basins. Surfaces shall be sloped with regard to drainage requirements so that water does not puddle or stand.
- If additional soil is required, it shall be approved loam as similar to the existing soil as possible, free of debris and noxious weeds. Prior to placing additional soil, disc or scarify the sub-grade to a depth of at least 8" to permit bonding to the sub-grade. Spread and rototill a one inch layer of new soil, then proceed to place remaining soil and establish finish grade.
- Landscape contractor must conduct a soils test to determine amendment quantities. For bid purposes, assume the following soil preparation for all planting areas: Apply nitrified wood product amendment at a minimum rate of 6 cubic yards per 1000 sq. ft. and commercial fertilizer (16-16-16 NPK or equal) at a rate of 30 lbs. per 1000 sq.ft. for shrub and ground cover areas, 20 lbs. per 1000 sq.ft. for lawn areas. Rototill to a depth of 6" to 10". Compact and settle all areas by application of heavy irrigation to a minimum depth of 12".
- Concrete headers shall be installed between all lawn and shrub/ground cover areas. Install per plans and details provided.
- All plants shall be top quality nursery stock, free of disease and insect pests. Plants shall be normal size for container, vigorous, and true to name and variety. Plant holes shall be the same depth as the root ball, and three times the width for shrubs and four times the width for trees, see details.
- Backfill for the plant holes shall be existing soil which has been previously amended. Apply Osmocote Controlled Release Formula fertilizer (18-6-12, 4 month formula) per manufacturer's recommendations.
- When planted, crown of plant shall be 1-1/2" above finish grade. Prepare a water basin by forming a soil ring at least 3" high and as wide around the outer edge of the new plant hole. Water thoroughly to eliminate air pockets.
- Upon completion of planting all containerized material, rake all shrub and ground cover areas to smooth grade, leaving watering basins intact. Prior to placement of bark mulch, all shrub and ground cover areas shall be treated with a pre-emergent herbicide (Ronstar or equal) per manufacturer's directions. Contractor to verify with manufacturer that pre-emergent will not adversely affect plant health.
- Place a 3" layer of "Walk-On" fir bark mulch, or approved equal, in all shrub and ground cover areas. Shredded redwood 'Gorilla Hair' is not acceptable.
- Ground cover plants shall be planted in straight rows and evenly triangularly spaced a intervals noted in plant legend. Plant each rooted plant with its proportionate amount of rooting soil in a manner that will insure minimum disturbance of the root system.
- Root barriers are required in all locations where trees are placed closer than 48" from curbs, sidewalks, concrete or asphalt. Refer to detail for specification and installation.
- All standard trees require staking. Use two 2" diameter treated lodgepole stakes set at minimum of 12" into undisturbed subgrade below the root ball. Place ties and stakes only to the level which will hold the tree upright; proper height is 6" above the point where the tree will snap to an upright position by itself if the top is pulled to one side as if wind loaded and then released. Ties shall be cinch-tie flexible vinyl (or equal) nailed to stake with galvanized nails. Trim stakes to a height approximately 3" above ties. See also tree planting detail.
- Hydroseed: After soil preparation, carefully smooth all surfaces and roll to expose depressions and irregularities. Regrade as necessary. Apply hydroseed slurry in an even mixture. Water thoroughly; soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep hydroseed moist at all times until rooted. After seed is established, decrease frequency and increase amount of water per application as necessary.
- Contractor shall furnish all labor, material, equipment, and services required to maintain the landscape in an attractive condition as specified herein for a period of 90 days after final acceptance by Owner. Maintenance Period shall commence after all planting and related work has been completed to a substantial level of completion as determined by the Landscape Architect. A prime requirement of substantial completion is a fully operational irrigation system, any sod knitted with root growth into the soil, and minimum 95% of plant material installed. Any materials found to be dead, missing, or in poor condition during the Maintenance Period shall be replaced within 10 days of written notification by the Owner. Contractor shall not be held responsible for damage arising from acts of God, vandalism, theft, or negligence by Owner during the Maintenance Period.

IRRIGATION NOTES

- Installing Contractor shall verify all dimensions and areas prior to start of job. Intent is for full coverage of planting. Notify Landscape Architect of any discrepancies prior to trenching.
- Plan is diagrammatic and not intended to show exact locations of piping and valves. Install valves and piping in landscape areas wherever possible. Install valves near curbs and sidewalks whenever possible. Sprinkler head spacings are shown accurately and shall be installed as indicated by the center of the symbol. Contractor is responsible for pipe sizing the irrigation system correctly.
- All materials shall be new and in perfect condition. No deviations from the specifications will be allowed without prior written approval of Landscape Architect.
- Mainline shall be SCH 40 PVC or CL 315 PVC at a minimum depth of 18" below finish grade. Lateral lines shall be SCH 40 PVC or CL 315 PVC at a minimum depth of 12" below grade. Use only the solvent supplied and recommended by the pipe manufacturer to make plastic pipe joints. Allow 15 minutes set-up curing time before moving or handling, and 24 hour curing time before water is placed in PVC pipe. Center load pipe with a small amount of backfill to prevent arching and whipping under pressure.
- Where more than one pipe is installed in a trench, place pipe side by side at a minimum of 2" apart. Where soil conditions are rocky, place a 4" layer of fine material on bottom of trench prior to installation of pipe.
- All valves shall be installed in Carson poly-plastic valve boxes with flush covers, or approved equal. Remote control valves shall be installed in Carson 1419 12" depth standard rectangular valve boxes; Drip zone remote control valves with filters and PRVs shall be installed in Carson 1220 12" depth jumbo rectangular valve boxes; Ball valves shall be installed in Carson 0011 10" diameter round valve boxes. Top of valve boxes shall be 1" above finish grade.
- Install pop-up shrub heads and lawn spray heads 2" from curbs and walks.
- Securely mount controller as directed by manufacturer. Complete all electrical connections to controller. All control wire shall be #14 U.L. direct burial. Taped and bundled every 20'. Place at a minimum depth of 18", installing in common trenches with mainline whenever possible. Where wire crosses paving, encase wire in a SCH 40 PVC sleeve. Run one extra wire, of a different color, to the last valve on each mainline leg, looping the wire through each valve box and label for future use.
- At valves, both wires shall be brought into valve box and shall have an excess loop of 24" before being spliced into the solenoid pigtails using Penlite connectors.
- After valves have been installed, test all mainlines for leaks at full line pressure for a period of 2 hours with couplings exposed and pipe sections center loaded. Before testing, fill line with water for at least 24 hours. Provisions shall be made for thoroughly bleeding the line of air and debris. Correct all defects and retest.
- All excavations shall be backfilled with fine material to 4" above crown of pipe and tamped; then fill with earth and tamp. All trenches shall be left flush with adjoining grade and in a firm unyielding condition. Any subsequent settling shall be corrected by the Contractor.
- Install systems without spray nozzles, drip emitters or rotor heads. Open flush valves. Flush and operate each valve system at full pressure until all debris is removed. Install spray nozzles, drip emitters and rotor heads. Close flush valves.
- Test to determine that all sprinklers function according to manufacturer's data and give full coverage according to intent of drawing. Replace and adjust as necessary. Additional heads shall be provided by the Contractor to cover areas shown to be deficient by test.
- Contractor shall set initial program for the controller. Contractor shall provide Owner with the instruction manual and demonstrate its operation to the Owner.
- Contractor shall guarantee all parts and labor for one year with exception of damage caused by vandalism, theft, adverse natural conditions, or anything beyond the control of the Contractor.

GENERAL NOTES

- Landscape areas not covered with live material shall be covered with a 3" "Walk-On" fir bark mulch layer.
- Adjust location of plant material to avoid interference with building numbers and addresses at mature height.
- Provide a minimum three foot clearance around all fire protection equipment and associated landscape apparatus.
- All trees planted adjacent to fire lanes shall have their canopies maintained at 13'-6" or higher where they overhang into the required width of the fire lane.
- Landscaping shall be placed and pruned as to retain the required clearance for ladder access to windows around the building and to not interfere at maturity with 13'-6" emergency vehicle access clearance.
- Landscape contractor shall provide protection for all concrete surfaces when installing landscape materials. Staining of concrete from dirt, tire marks and damaged curbs will not be permitted. All damaged surfaces shall be cleaned or replaced.
- Landscape contractor shall coordinate and install the sleeving and stubbing for irrigation crossing parking lots and paved areas.
- Landscape contractor shall grade all landscape areas 2% min. to drain to the street or drain inlet. Landscape contractor is responsible to provide positive drainage away from all buildings. All planters and planter islands should be crowned to prevent standing water.
- Quantities found in the plant legend are for contractor convenience. In the event that the quantities in the legend differ from those found on the plans, the quantities found on the plans will take precedence.
- Contractor to hand dig only under existing tree canopies, no mechanical excavation will be allowed, do not cut any roots 2" or larger in diameter. If it is necessary to prune roots 2" in diameter or larger, contractor shall hire the services of a licensed arborist to supervise and direct the work. All arborist recommendations shall be followed.

DRAWING INDEX

- L0.1 - COVER SHEET
- L1.1 - IRRIGATION PLAN A
- L1.2 - IRRIGATION PLAN B
- L1.3 - IRRIGATION PLAN C
- L1.4 - IRRIGATION SCHEDULE & NOTES
- L2.1 - PLANTING PLAN A
- L2.2 - PLANTING PLAN B
- L2.3 - PLANTING PLAN C
- L2.4 - PLANT SCHEDULE & SHADE CALCULATIONS
- L3.1 - IRRIGATION DETAILS
- L3.2 - IRRIGATION CALCULATIONS
- L-3.3 - PLANTING DETAILS



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale:

Date: 9/9/25

File Name: TPB CV

No. Date Revision



These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal



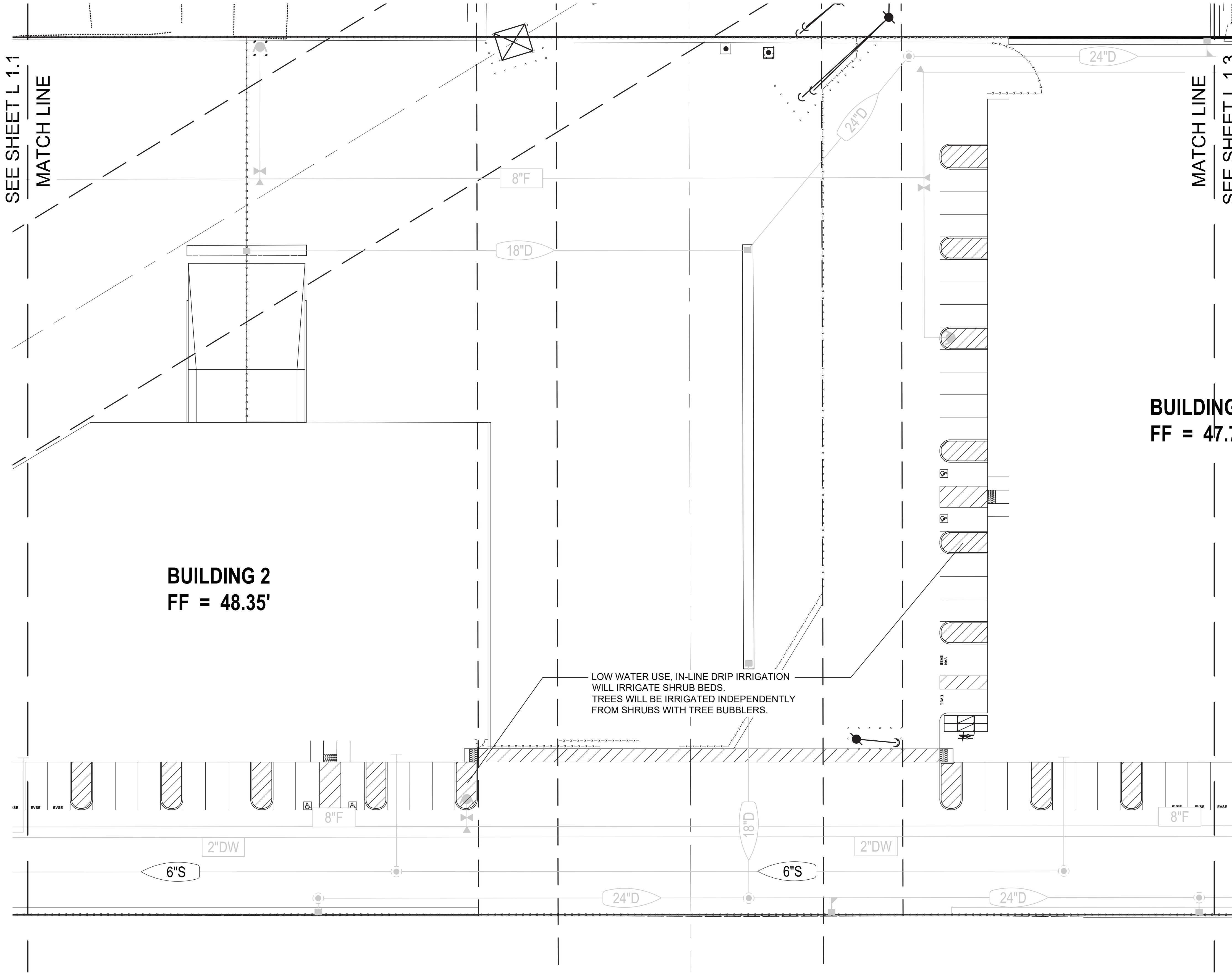
Sheet Title

COVER SHEET

Sheet No

L0.1

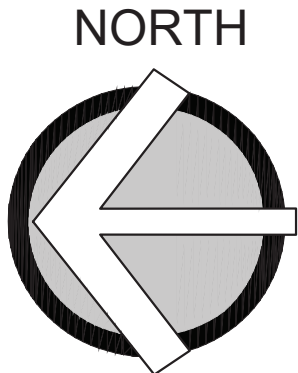
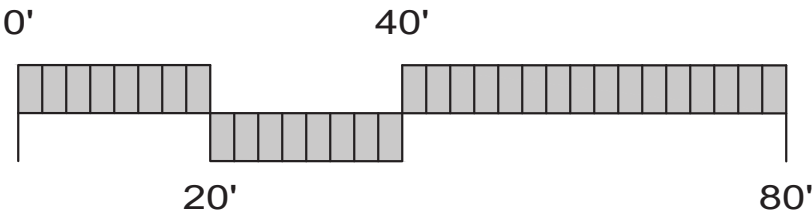
S:\Projects\0712 Elder Creek\DWG\001\TPB_Plan\1.2.19 Nov 2025 9:17 AM by Jeff Ambrosini



IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter MP Corner PROS-12-PRS30-CV-F
	Hunter MP Strip PROS-12-PRS30-CV-F
	Hunter MP1000 PROS-12-PRS30-CV-F
	Hunter MP2000 PROS-12-PRS30-CV-F
	Hunter MP3000 PROS-12-PRS30-CV-F
	Hunter MP3500 PROS-12-PRS30-CV-F
	Hunter MP800SR PROS-12-PRS30-CV-F
	Hunter MP815 PROS-12-PRS30-CV-F
	Hunter PCB
	Hunter ICZ-101-25
	Hunter ICZ-151-XL-40
	Hunter PLD-BV
	Hunter ECO-ID-12
	Area to Receive Dripline PLD tubing
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter IBV 1in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Febco 825Y Reduced Pressure Backflow Preventer
	Hunter i2C-1600-SS 16-Station controller with modules in an outdoor stainless steel wall mount enclosure.
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
	Hunter HFS-158 Flow Sensor for use with ICC controller, 1 in. Schedule 80 Sensor Body, 24 VAC, 2 amp.

SEE SHEET L1.4 FOR COMPLETE IRRIGATION SCHEDULE



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

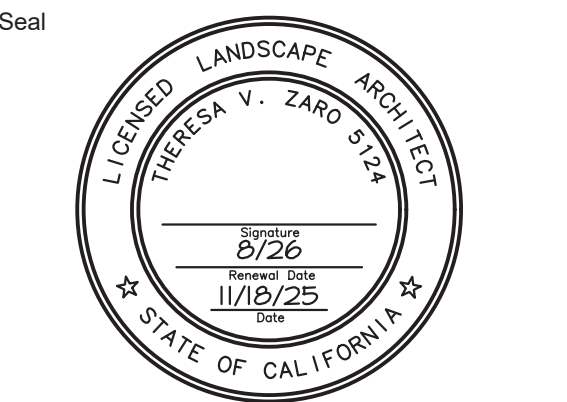
Scale: 1"=20'-0"

Date: 9/9/25

File Name: TPB IR

No.	Date	Revision
△		

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.



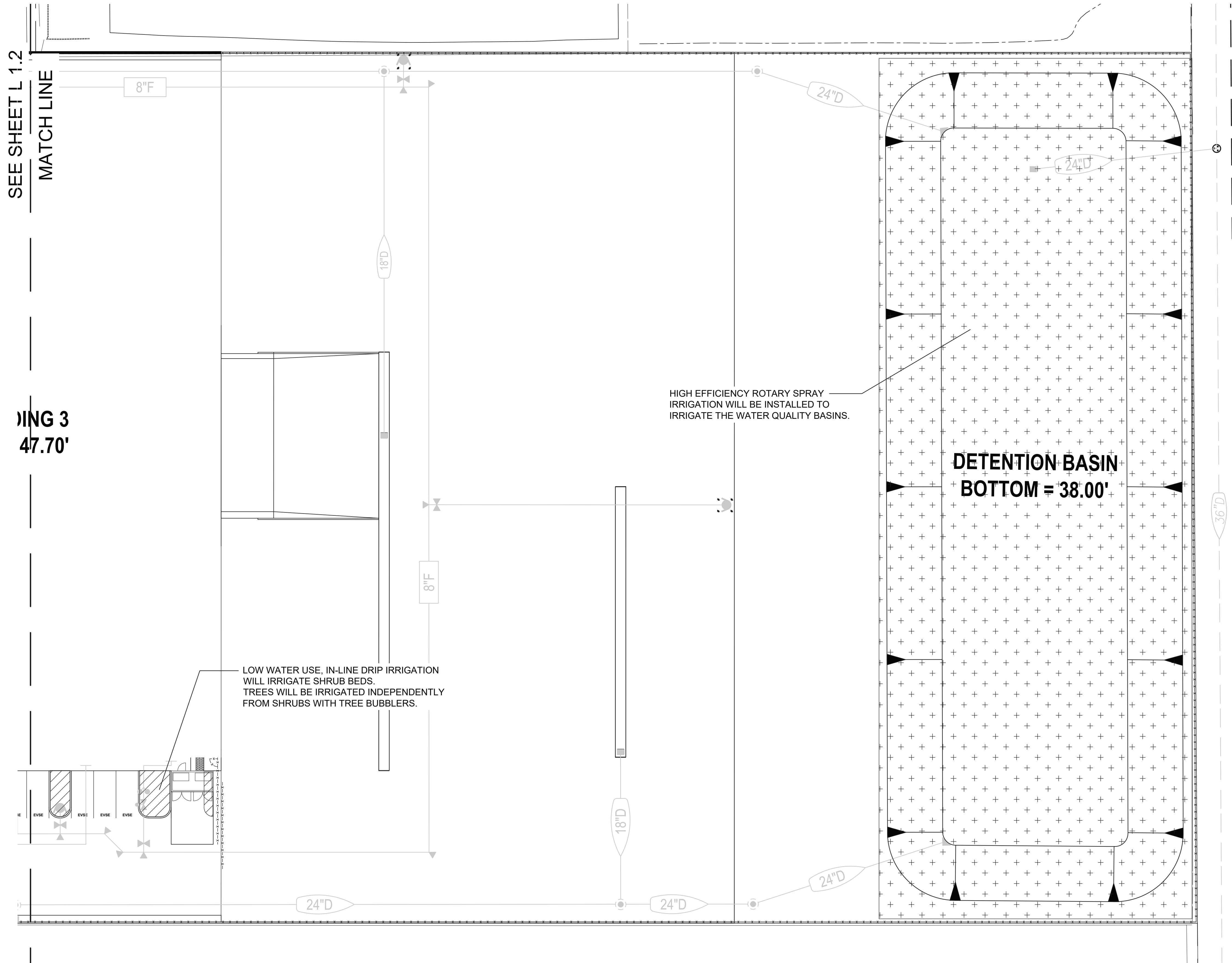
Sheet Title

IRRIGATION PLAN B

Sheet No

L1.2

S:\Projects\0712 Elder Creek\DWG\00\IRrig\IRrig.dwg (1:1) 9 Nov 2025 9:17 AM by Jeff Ambrosini



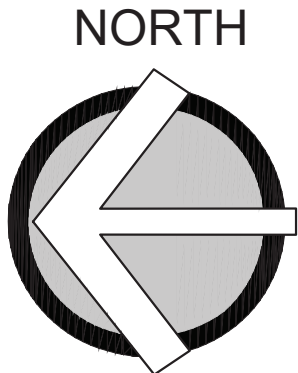
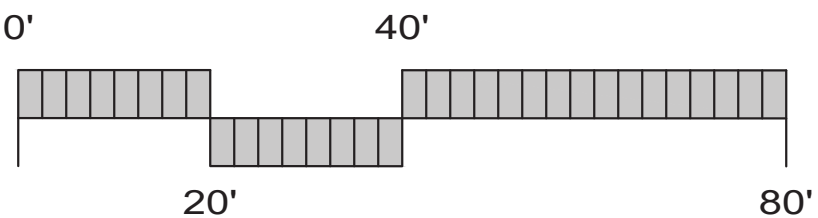
IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter MP Corner PROS-12-PRS30-CV-F
	Hunter MP Strip PROS-12-PRS30-CV-F
	Hunter MP1000 PROS-12-PRS30-CV-F
	Hunter MP2000 PROS-12-PRS30-CV-F
	Hunter MP3000 PROS-12-PRS30-CV-F
	Hunter MP3500 PROS-12-PRS30-CV-F
	Hunter MP800SR PROS-12-PRS30-CV-F
	Hunter MP815 PROS-12-PRS30-CV-F
	Hunter PCB
	Hunter ICZ-101-25

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-151-XL-40
	Hunter PLD-BV
	Hunter ECO-ID-12
	Area to Receive Dripline PLD tubing

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter IBV 1in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Febco 825Y Reduced Pressure Backflow Preventer
	Hunter i2C-1600-SS 16-Station controller with modules in an outdoor stainless steel wall mount enclosure.
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
	Hunter HFS-158 Flow Sensor for use with ICC controller, 1 in. Schedule 80 Sensor Body, 24 VAC, 2 amp.

SEE SHEET L1.4 FOR COMPLETE IRRIGATION SCHEDULE



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale: 1"=20'-0"

Date: 9/9/25

File Name: TPB IR

No.	Date	Revision
△		

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.



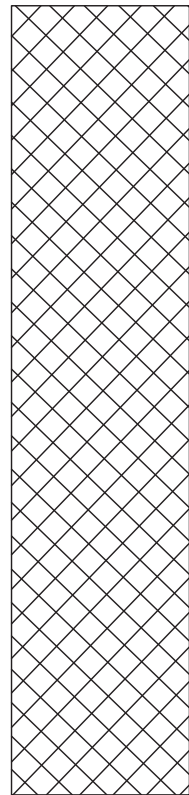
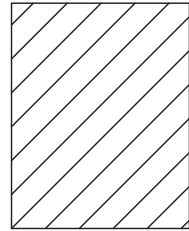
Sheet Title

IRRIGATION PLAN C

Sheet No

L1.3

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter MP Corner PROS-12-PRS30-CV-F
	Hunter MP Strip PROS-12-PRS30-CV-F
	Hunter MP1000 PROS-12-PRS30-CV-F
	Hunter MP2000 PROS-12-PRS30-CV-F
	Hunter MP3000 PROS-12-PRS30-CV-F
	Hunter MP3500 PROS-12-PRS30-CV-F
	Hunter MP800SR PROS-12-PRS30-CV-F
	Hunter MP815 PROS-12-PRS30-CV-F
	Hunter PCB
	Hunter ICZ-101-25
	Hunter ICZ-151-XL-40
	Hunter PLD-BV
	Hunter ECO-ID-12
	Area to Receive Dripline PLD tubing
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter IBV 1in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Febco 825Y Reduced Pressure Backflow Preventer
	Hunter i2C-1600-SS 16-Station controller with modules in an outdoor stainless steel wall mount enclosure.
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
	Hunter HFS-158 Flow Sensor for use with ICC controller, 1 in. Schedule 80 Sensor Body, 24 VAC, 2 amp.
	Water Meter 2"

IRRIGATION NARRATIVE

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume inline drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING
PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale:

Date: 9/9/25

File Name: TPB IR

No.	Date	Revision
-----	------	----------

△

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal

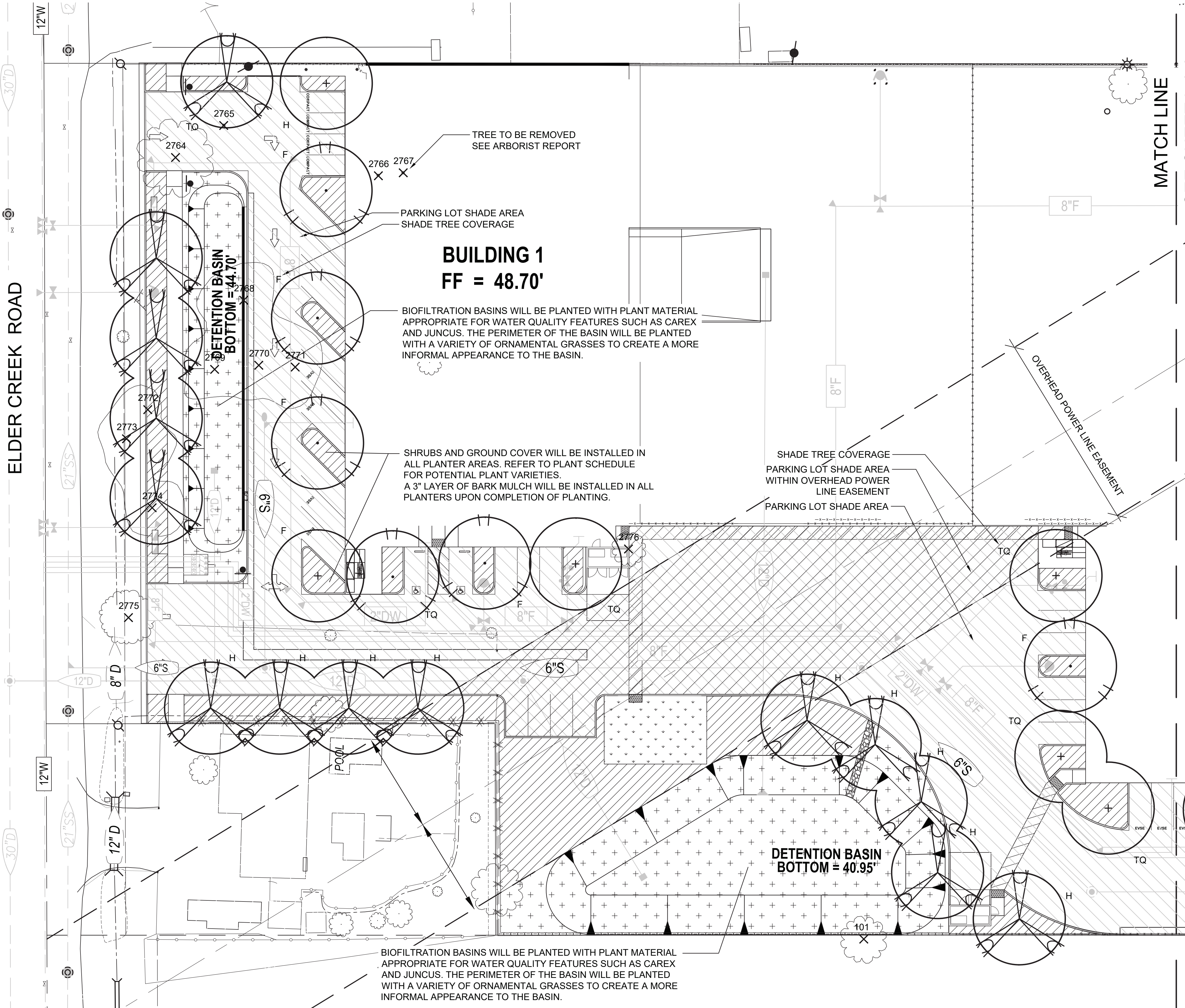


Sheet Title

IRRIGATION SCHEDULE
AND NOTES

Sheet No

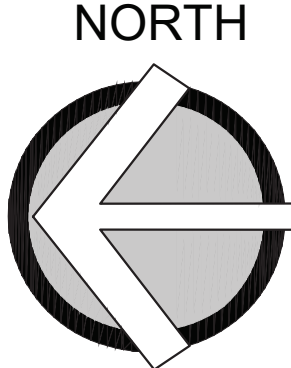
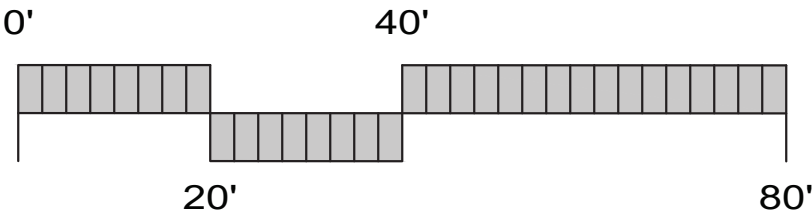
L1.4



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Acer x freemanii / Autumn Blaze Maple
	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
	Quercus lobata / Valley Oak
	Quercus wislizeni / Interior Live Oak
	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova
SHRUBS	
	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush
	Cistus salviifolius 'Prostratus' / Sageleaf Rockrose
	Mahonia aquifolium / Oregon Grape
	Nandina domestica 'Gulf Stream' / Heavenly Bamboo
	Prunus caroliniana 'Compacta' / Compact Carolina Laurel Cherry
	Rhamnus californica 'Eve Case' / California Coffeeberry
	Rhaphiolepis umbellata 'Minor' / Gulf Green™ Indian Hawthorn
	Xylosma congestum 'Compacta' / Compact Xylosma
BIOSWALE	
	Carex barbarae / Santa Barbara Sedge
	Juncus patens / California Gray Rush
GRASSES	
	Lomandra longifolia 'Roma' / Platinum Beauty Variegated Mat Rush
	Muhlenbergia rigens / Deer Grass
VINES	
	Ficus pumila / Creeping Fig
GROUND COVERS	
	Acacia redolens 'Low Boy' / Low Boy Bank Catclaw
	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster
BIOSWALE	
	Native Ornamental Bioswale Mix / Available from: Pacific Coast Seed
	Festuca rubra Molate
	Festuca occidentalis
	Festuca idahoensis
	Deschampsia cespitosa
	Carex praegracilis
	Native Red Fescue
	Western Fescue
	Idaho Fescue
	Tufted Hairgrass
	Clustered Field Sedge
	SEED
	WOOD MULCH
	M-BINDER TACKIFIER
	80 lbs. / acre
	2000 lbs. / acre
	150 lbs. / acre

SEE SHEET L2.4 FOR COMPLETE PLANT SCHEDULE



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale: 1"=20'-0"

Date: 9/9/25

File Name: TPB PL

No. Date Revision

△

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.



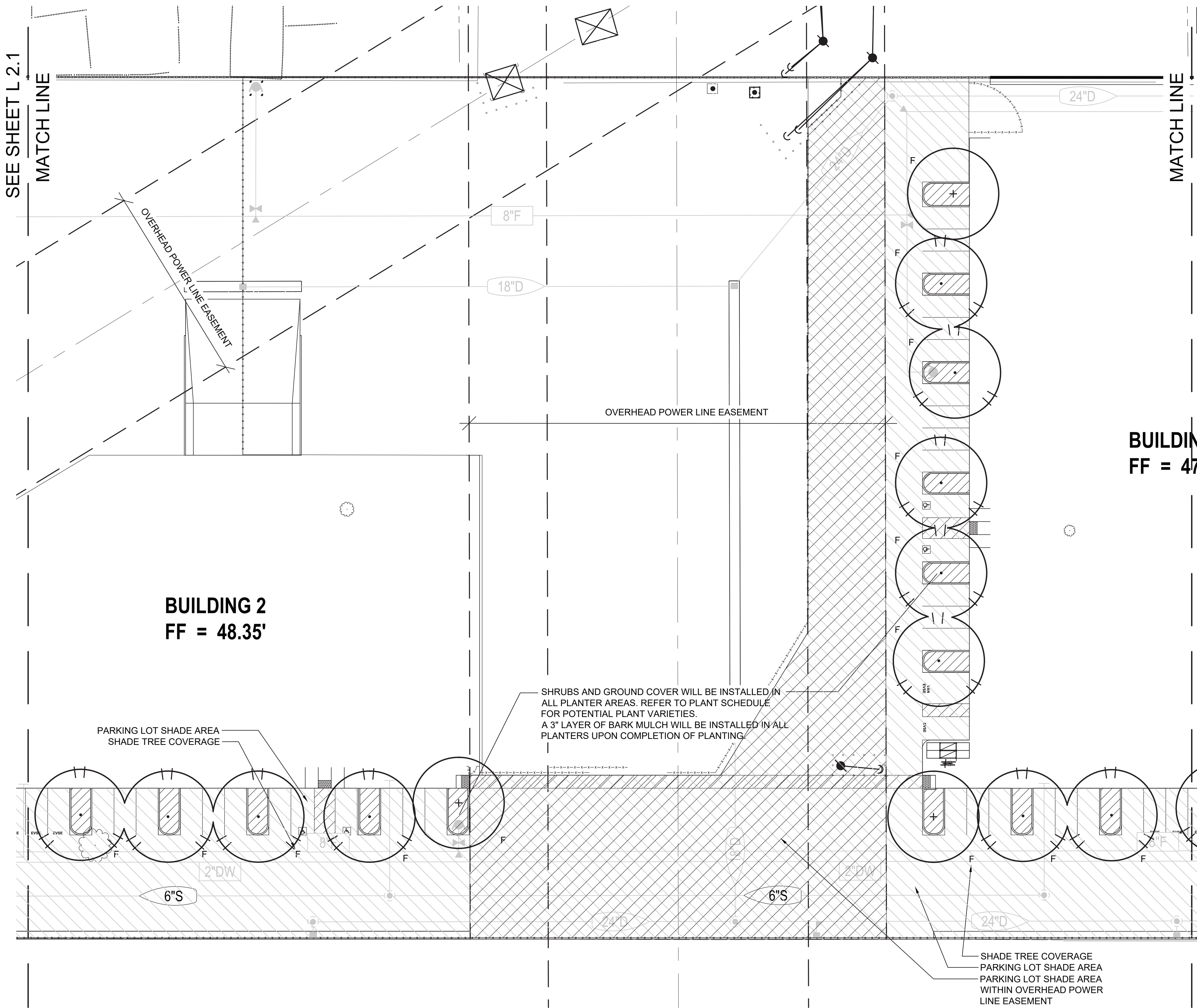
Sheet Title

PLANTING PLAN A

Sheet No

L2.1

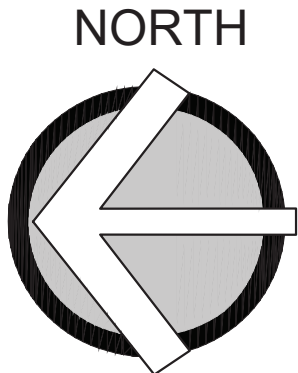
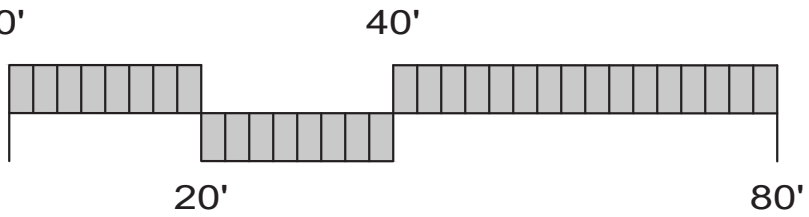
S:\Projects\0712 Elder Creek\DWG\001\TPB Planting\2.2\1.9 Nov 2025 9:17 AM by Jeff Ambrosio



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Acer x freemanii / Autumn Blaze Maple
	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
	Quercus lobata / Valley Oak
	Quercus wislizeni / Interior Live Oak
	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova
BOTANICAL / COMMON NAME	
SHRUBS	
	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush
	Cistus salviifolius 'Prostratus' / Sageleaf Rockrose
	Mahonia aquifolium / Oregon Grape
	Nandina domestica 'Gulf Stream' / Heavenly Bamboo
	Prunus caroliniana 'Compacta' / Compact Carolina Laurel Cherry
	Rhamnus californica 'Eve Case' / California Coffeeberry
	Rhampholepis umbellata 'Minor' / Gulf Green™ Indian Hawthorn
	Xylosma congestum 'Compacta' / Compact Xylosma
BIOSWALE	
	Carex barbarae / Santa Barbara Sedge
	Juncus patens / California Gray Rush
GRASSES	
	Lomandra longifolia 'Roma' / Platinum Beauty Variegated Mat Rush
	Muhlenbergia rigens / Deer Grass
VINES	
	Ficus pumila / Creeping Fig
BOTANICAL / COMMON NAME	
GROUND COVERS	
	Acacia redolens 'Low Boy' / Low Boy Bank Catclaw
	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster
BIOSWALE	
	Native Ornamental Bioswale Mix / Available from: Pacific Coast Seed
	Festuca rubra Molate
	Festuca occidentalis
	Festuca idahoensis
	Deschampsia cespitosa
	Carex praegracilis
	Native Red Fescue
	Western Fescue
	Idaho Fescue
	Tufted Hairgrass
	Clustered Field Sedge
SEED	80 lbs. / acre
WOOD MULCH	2000 lbs. / acre
M-BINDER TACKIFIER	150 lbs. / acre

SEE SHEET L2.4 FOR COMPLETE PLANT SCHEDULE



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale: 1"=20'-0"

Date: 9/9/25

File Name: TPB PL

No. Date Revision
△

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.



Sheet Title

PLANTING PLAN B

Sheet No

L2.2

MATCH LINE

BIOFILTRATION BASIN WILL BE PLANTED WITH A HYDROSEED MIX GROWN SPECIFICALLY FOR WATER QUALITY FEATURES.

DETENTION BASIN
BOTTOM = 38.00'

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Acer x freemanii / Autumn Blaze Maple
	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
	Quercus lobata / Valley Oak
	Quercus wislizeni / Interior Live Oak
	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova

Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush
 Cistus salvifolius 'Prostratus' / Sageleaf Rockrose
 Mahonia aquifolium / Oregon Grape
 Nandina domestica 'Gulf Stream' / Heavenly Bamboo
 Prunus caroliniana 'Compacta' / Compact Carolina Laurel Cherry
 Rhamnus californica 'Eve Case' / California Coffeeferry
 Rhaphiolepis umbellata 'Minor' / Gulf Green™ Indian Hawthorn
 Xylosma congestum 'Compacta' / Compact Xylosma

Carex barbarae / Santa Barbara Sedge
Juncus patens / California Gray Rush

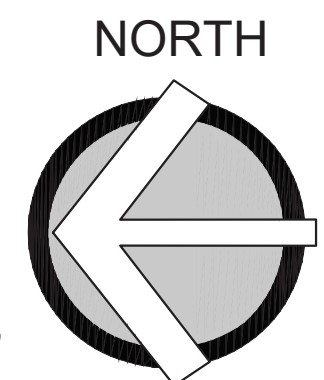
Lomandra longifolia 'Roma' / Platinum Beauty Variegated Mat Rush
Muhlenbergia rigens / Deer Grass

Ficus pumila / Creeping Fig

GROUND COVERS

	Acacia redolens 'Low Boy' / Low Boy Bank Catclaw Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster
---	---

Native Ornamental Bioswale Mix / Available from: Pacific Coast Seed	
<i>Festuca rubra</i> Molate	Native Red Fescue
<i>Festuca occidentalis</i>	Western Fescue
<i>Festuca idahoensis</i>	Idaho Fescue
<i>Deschampsia cespitosa</i>	Tufted Hairgrass
<i>Carex praegracilis</i>	Clustered Field Sedge
SEED	80 lbs. / acre
WOOD MULCH	2000 lbs. / acre
M-BINDER TACKIFIER	150 lbs. / acre



LANDSCAPE DEVELOPMENT PLANS

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale: 1"=20'-0"

Date: 9/9/25

File Name: TPB PL

No.	Date	Revision
-----	------	----------

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal



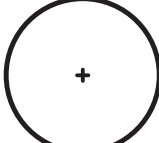
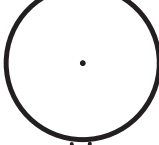
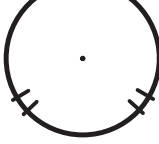
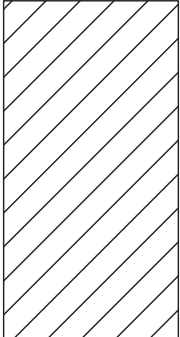
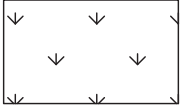
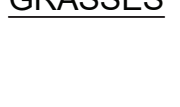
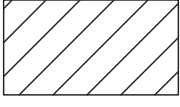
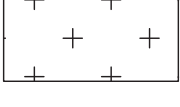
Sheet Title

PLANTING PLAN C

Sheet No

L2.3

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE	
TREES					
	Acer x freemanii / Autumn Blaze Maple	15 gal	50' x35'	LOW	
	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal	40' x35'	MED	
	Quercus lobata / Valley Oak	15 gal	50' x40'	LOW	
	Quercus wislizeni / Interior Live Oak	15 gal	50' x40'	LOW	
	Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	15 gal	35'X35'	LOW	
	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE	
SHRUBS					
	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal	3' x5'	LOW	
	Cistus salviifolius 'Prostratus' / Sageleaf Rockrose	5 gal	2'x5'	LOW	
	Mahonia aquifolium / Oregon Grape	5 gal	3' x4'	LOW	
	Nandina domestica 'Gulf Stream' / Heavenly Bamboo	5 gal	2' x2'	LOW	
	Prunus caroliniana 'Compacta' / Compact Carolina Laurel Cherry	5 gal	8' x6'	LOW	
	Rhamnus californica 'Eve Case' / California Coffeeberry	5 gal	6' x7'	LOW	
	Rhaphiolepis umbellata 'Minor' / Gulf Green™ Indian Hawthorn	5 gal	4' x4'	LOW	
	Xylosma congestum 'Compacta' / Compact Xylosma	5 gal	6' x6'	LOW	
BIOSWALE					
	Carex barbarae / Santa Barbara Sedge	1 gal	2' x3'	MEDIUM	
	Juncus patens / California Gray Rush	1 gal	3' x3'	MEDIUM	
GRASSES					
	Lomandra longifolia 'Roma' / Platinum Beauty Variegated Mat Rush	1 gal	3' x3'	LOW	
	Muhlenbergia rigens / Deer Grass	1 gal	4' x4'	LOW	
VINES					
	Ficus pumila / Creeping Fig	5 gal	1' x6'	MED	
	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE	SPACING
GROUND COVERS					
	Acacia redolens 'Low Boy' / Low Boy Bank Catclaw	1 gal	2' x6'	LOW	72" o.c.
	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal	1.5' x6'	LOW	60" o.c.
BIOSWALE					
	Native Ornamental Bioswale Mix / Available from: Pacific Coast Seed Hydroseed				
	Festuca rubra Molate	Native Red Fescue			
	Festuca occidentalis	Western Fescue			
	Festuca idahoensis	Idaho Fescue			
	Deschampsia cespitosa	Tufted Hairgrass			
	Carex praegracilis	Clustered Field Sedge			
	SEED	80 lbs. / acre			
	WOOD MULCH	2000 lbs. / acre			
	M-BINDER TACKIFIER	150 lbs. / acre			

PLANTING NARRATIVE

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

PARKING LOT SHADE CALCULATIONS

TREE CODE	SHADE (SF)	QTY	(F)100%	QTY	(TQ)75%	QTY	(H)50%	QTY	(Q)25%
ACE FRE	962	4	3848	5	3608	1	481		0
PLA COL	962		0	1	722	9	4329		0
ZEL SER	962	17	16354	1	722		0		0

PARKING LOT AREA (SF)	78,066
SHADE REQUIRED (50%)	39,033
SHADE PROVIDED (SF)	30,063
SHADE PROVIDED	39%



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING
PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale:

Date: 9/9/25

File Name: TPB PL

No. Date Revision



These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal



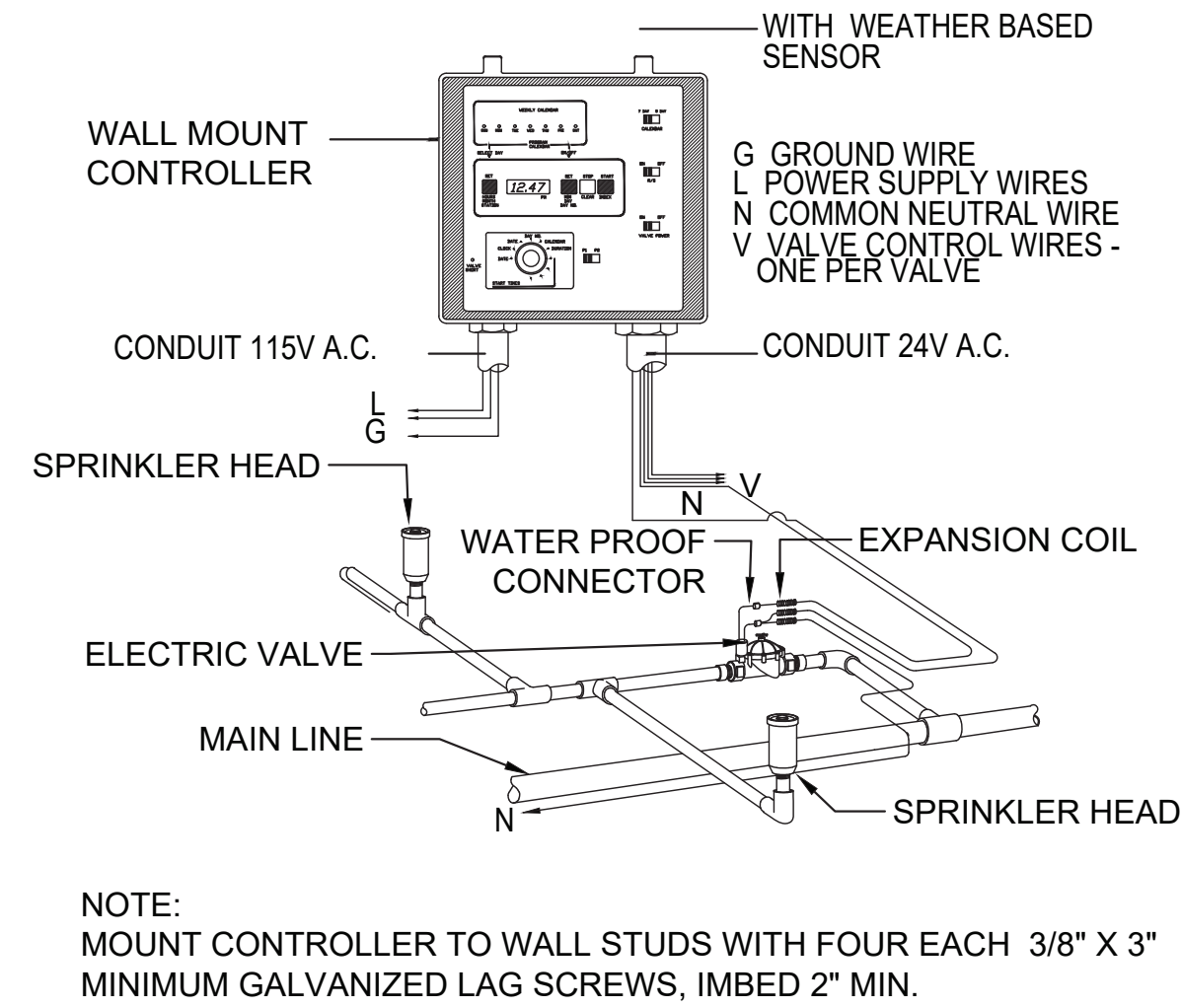
Sheet Title

PLANT SCHEDULE &
SHADE CALCULATION

Sheet No

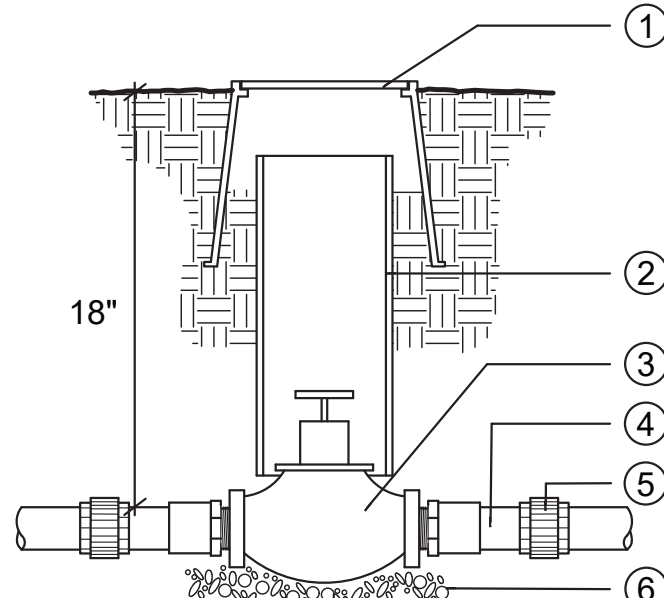
L2.4

S:\Projects\0712 Elder Creek\DWG\010 VLB DTP.dwg, 11/19 Nov 2025 9:18 AM by: jmf, AutoCAD

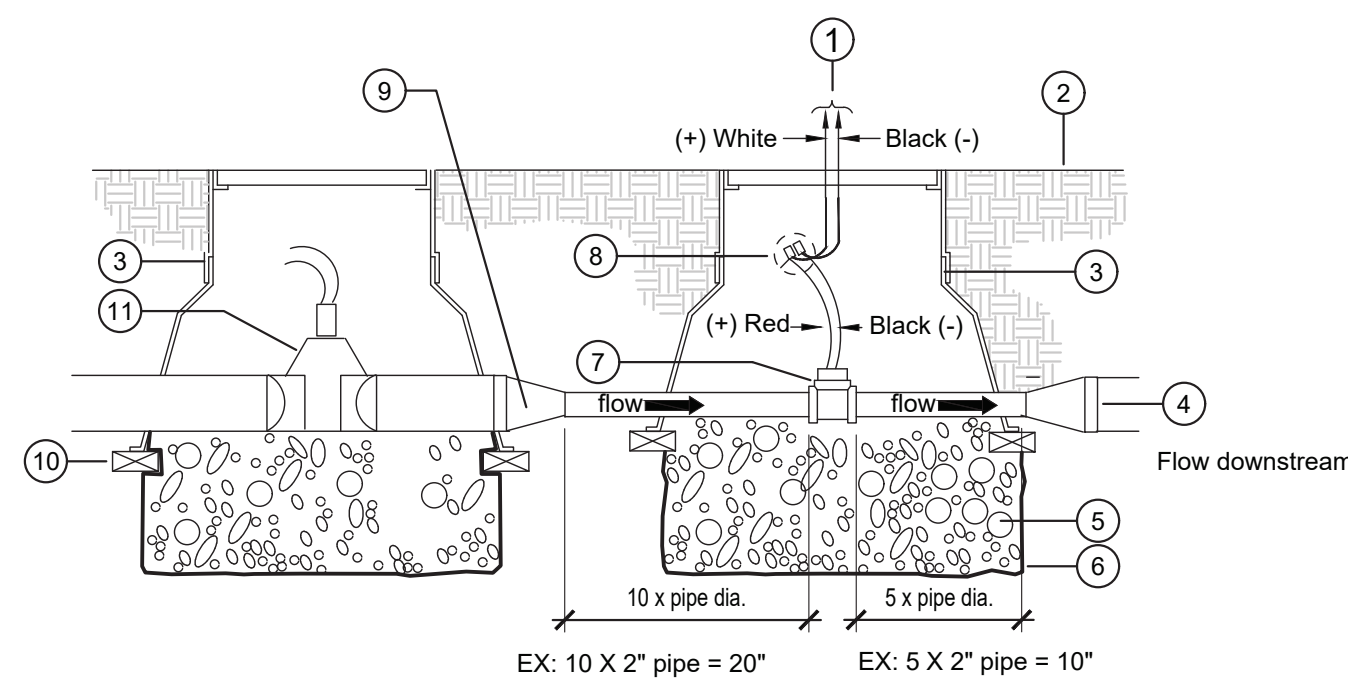


CTRL1
CONTROLLER INSTALLATION
SCALE: N.T.S. **A**

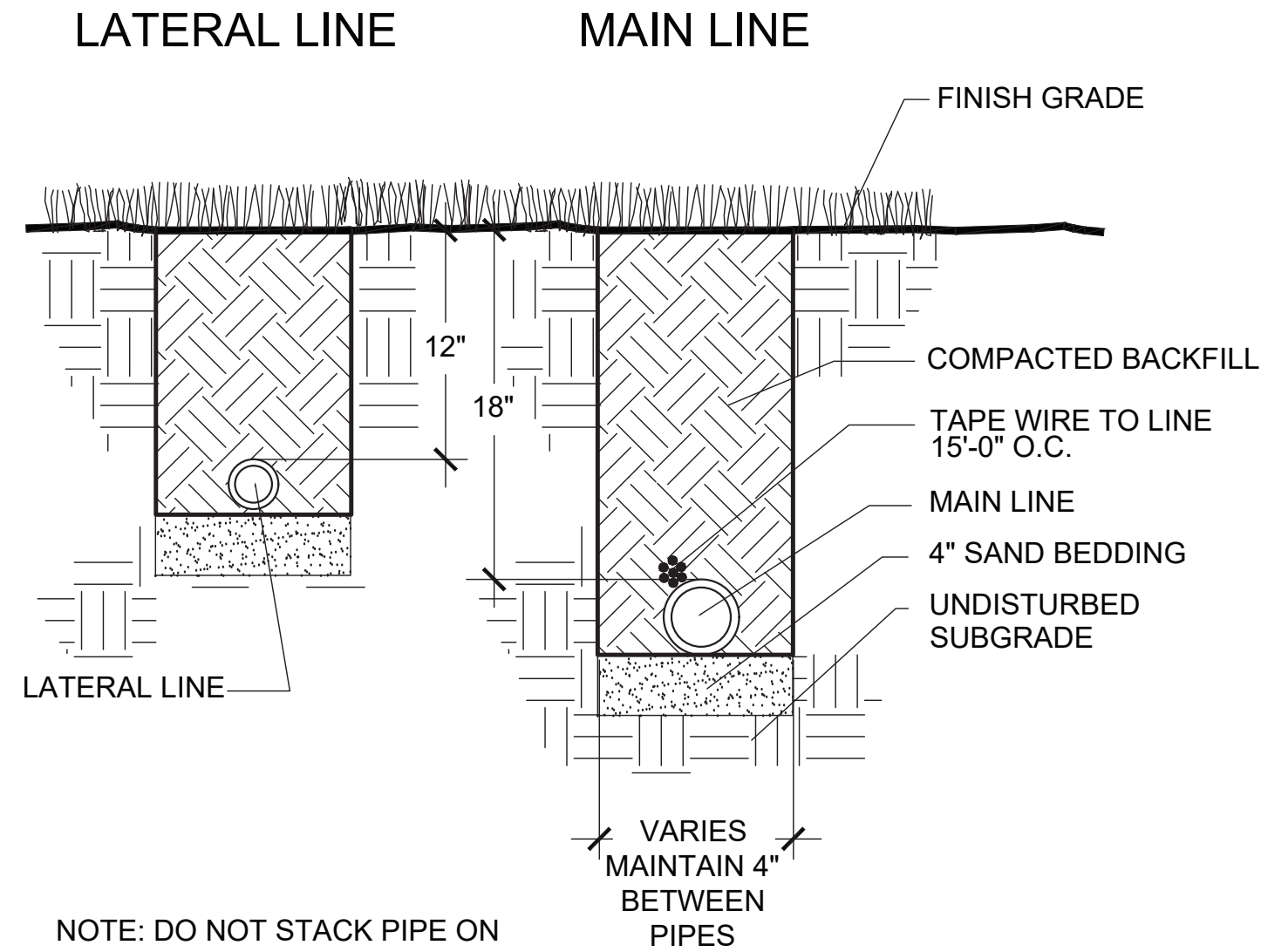
- LEGEND
- 1 9" VALVE BOX
 - 2 6" PVC SLEEVE
 - 3 GATE VALVE
 - 4 IRRIGATION MAINLINE
 - 5 PVC UNION
 - 6 PEAGRAVEL SUMP 6" MIN.



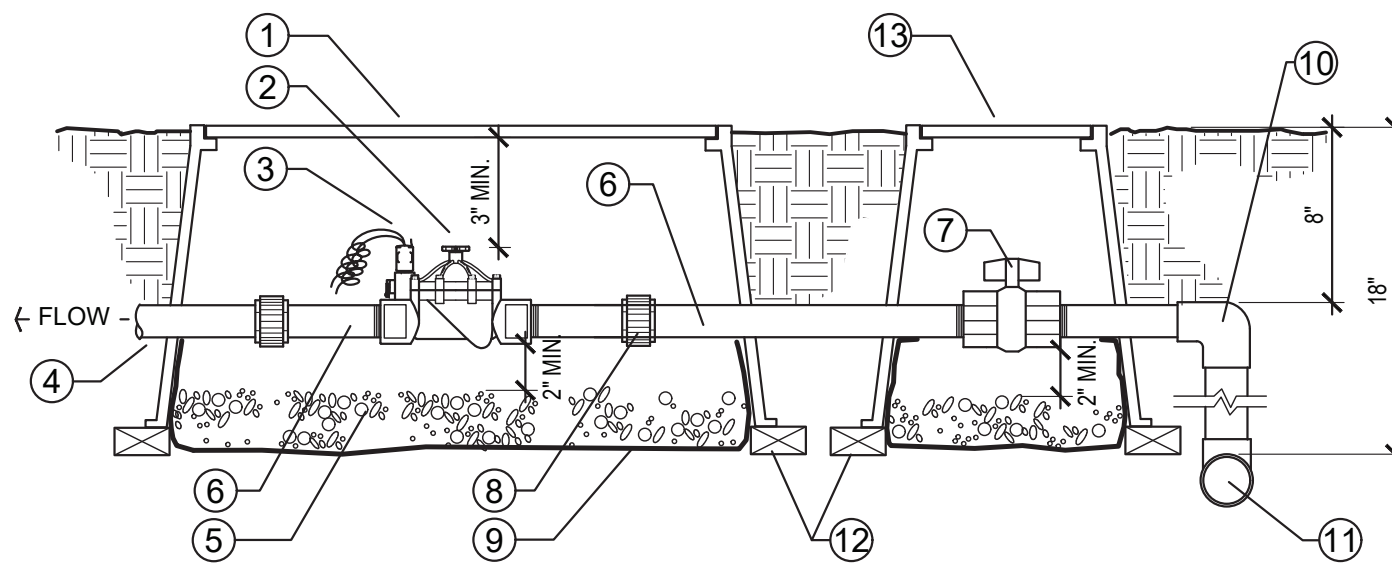
VLV-GATE
GATE VALVE
SCALE: N.T.S. **B**



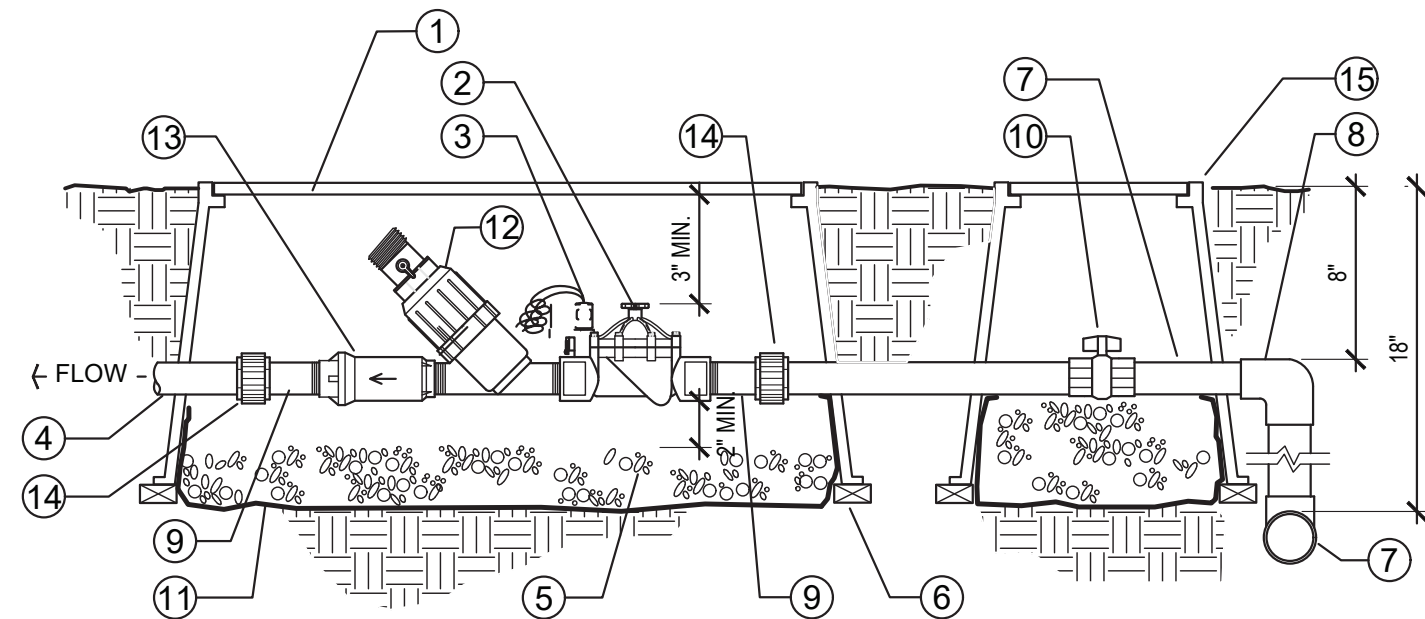
FLW-SENS-MST-VLV
FLOW SENSOR/MASTER VALVE
SCALE: N.T.S. **C**



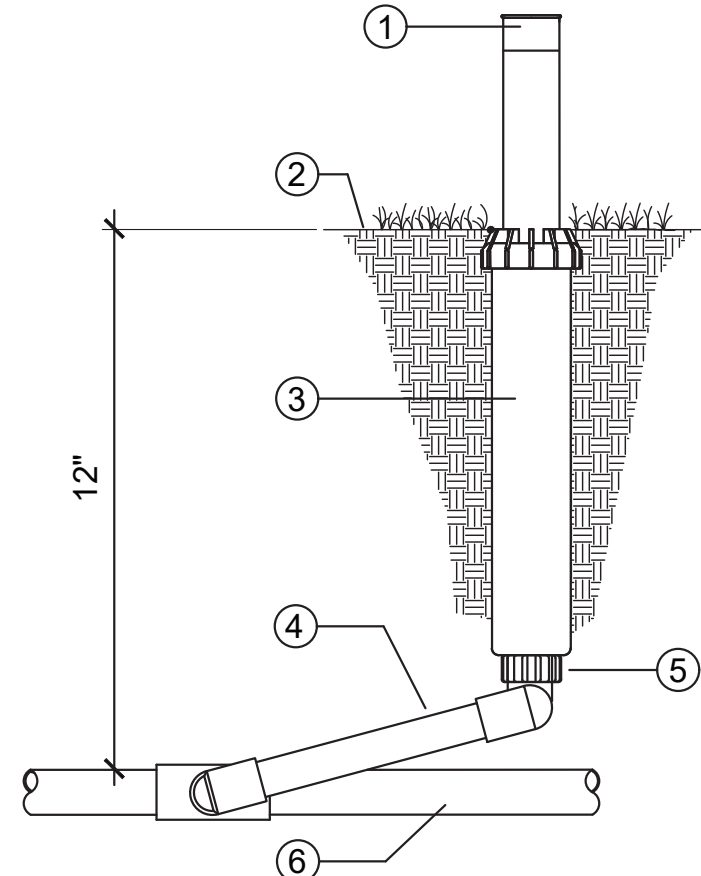
TRNCH1
IRRIGATION TRENCH
SCALE: N.T.S. **D**



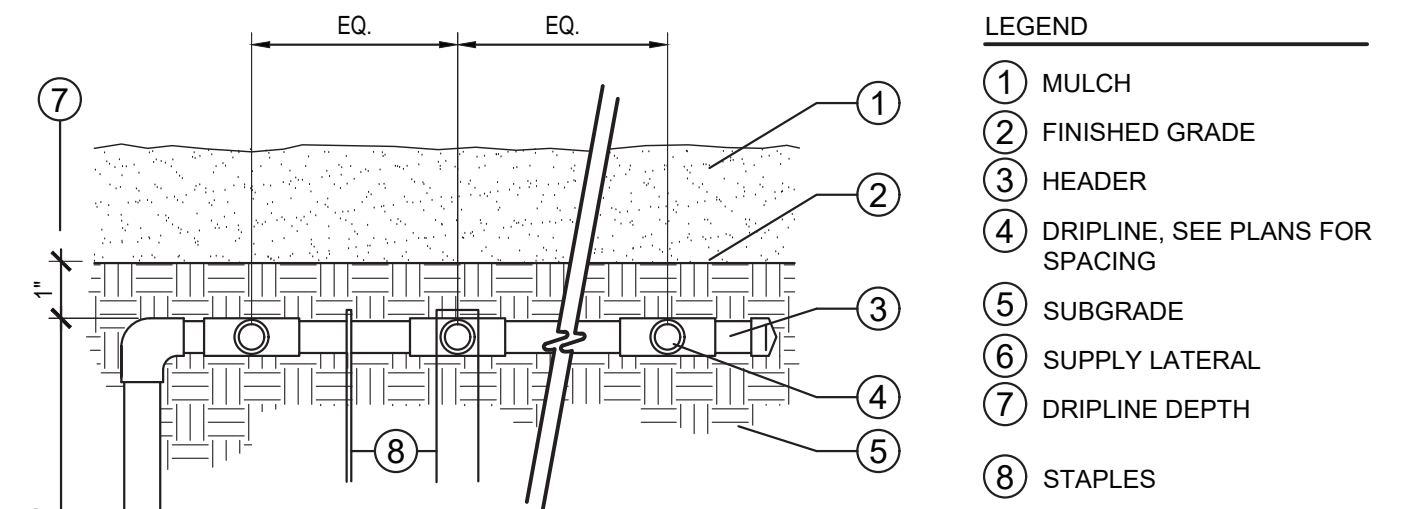
VLV-RMT-2
REMOTE CONTROL VALVE
SCALE: N.T.S. **E**



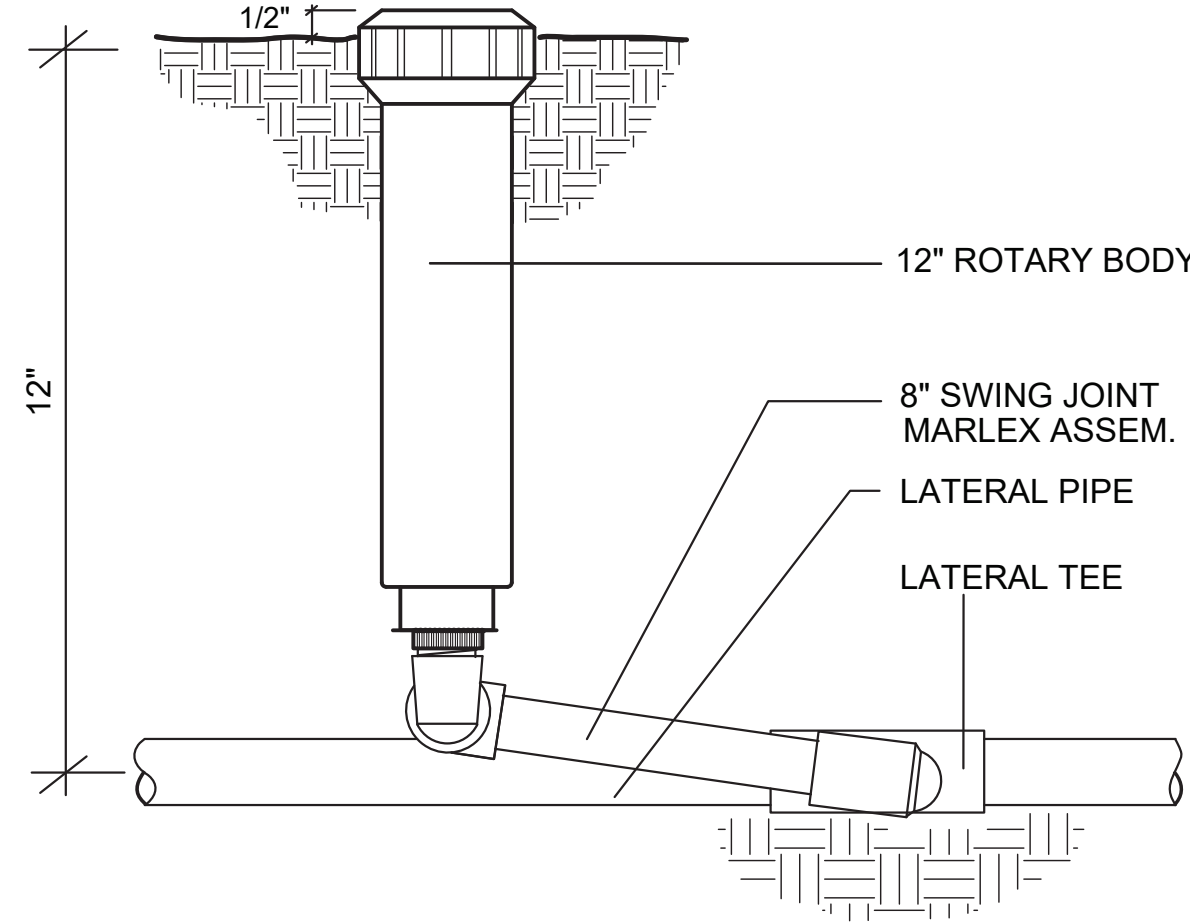
VLV-PRVF-2
REMOTE CONTROL VALVE FOR DRIP
SCALE: N.T.S. **F**



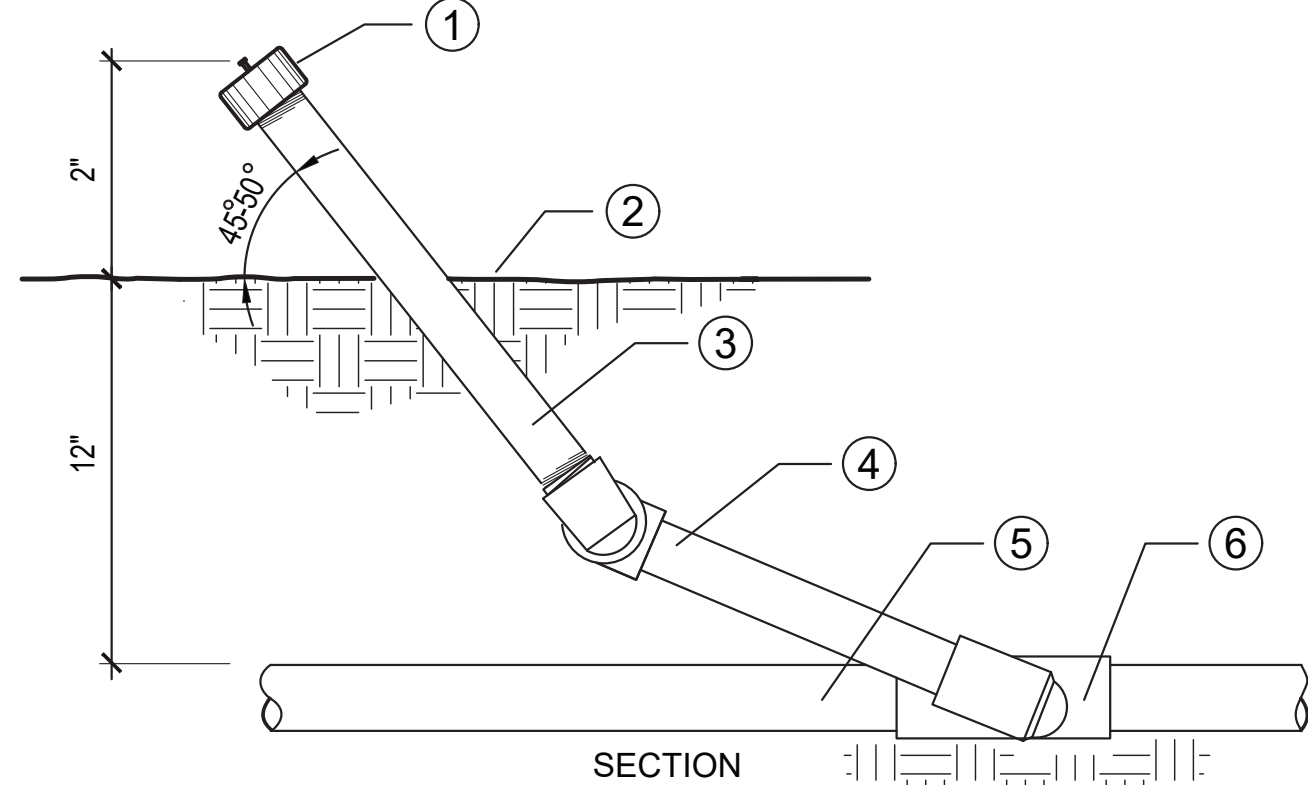
OPR-MON
OPERATION MONITOR
SCALE: N.T.S. **G**



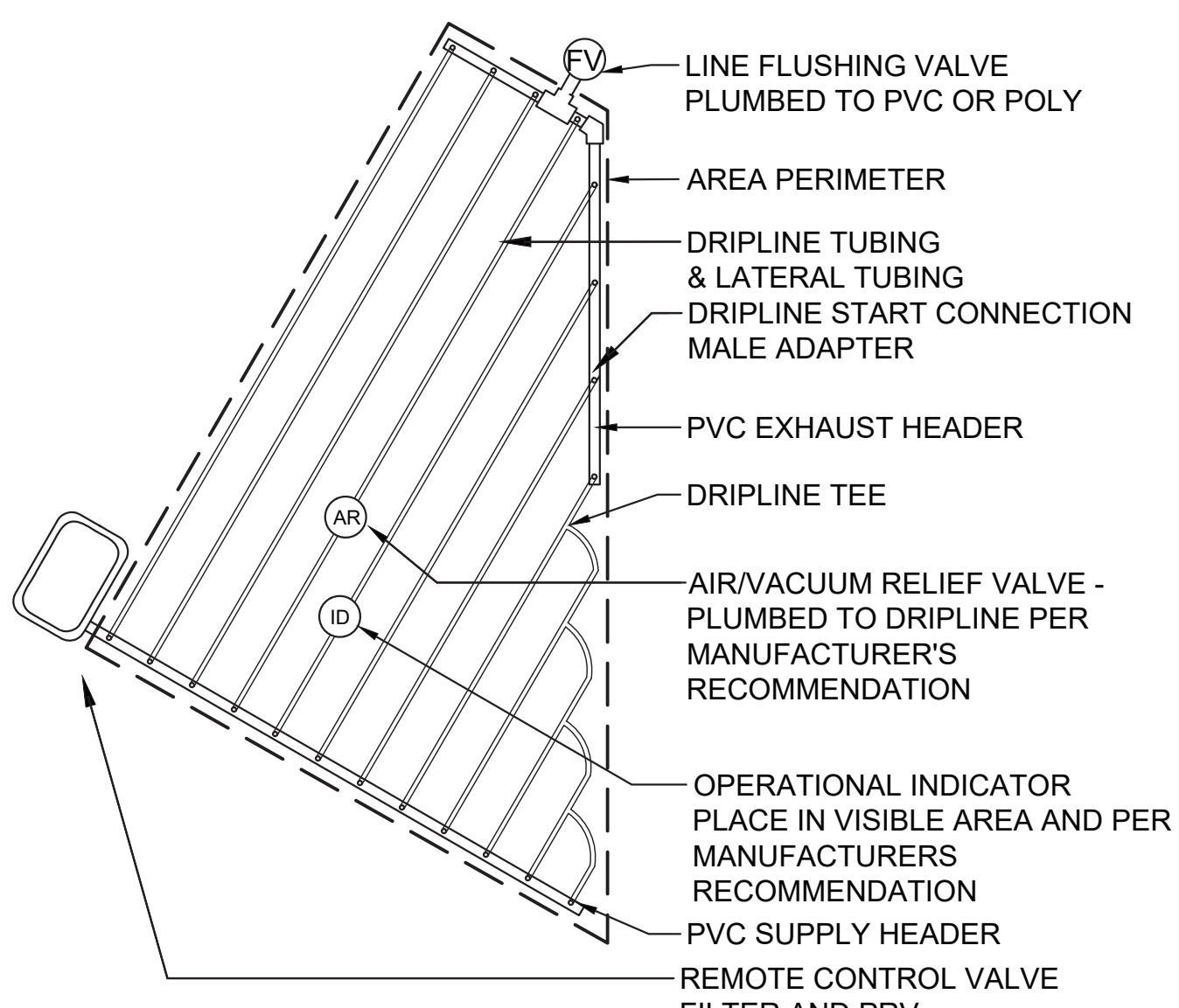
NTFM-DPTH
SUBSURFACE HEADER & DRIPLINE INSTALLATION
SCALE: N.T.S. **H**



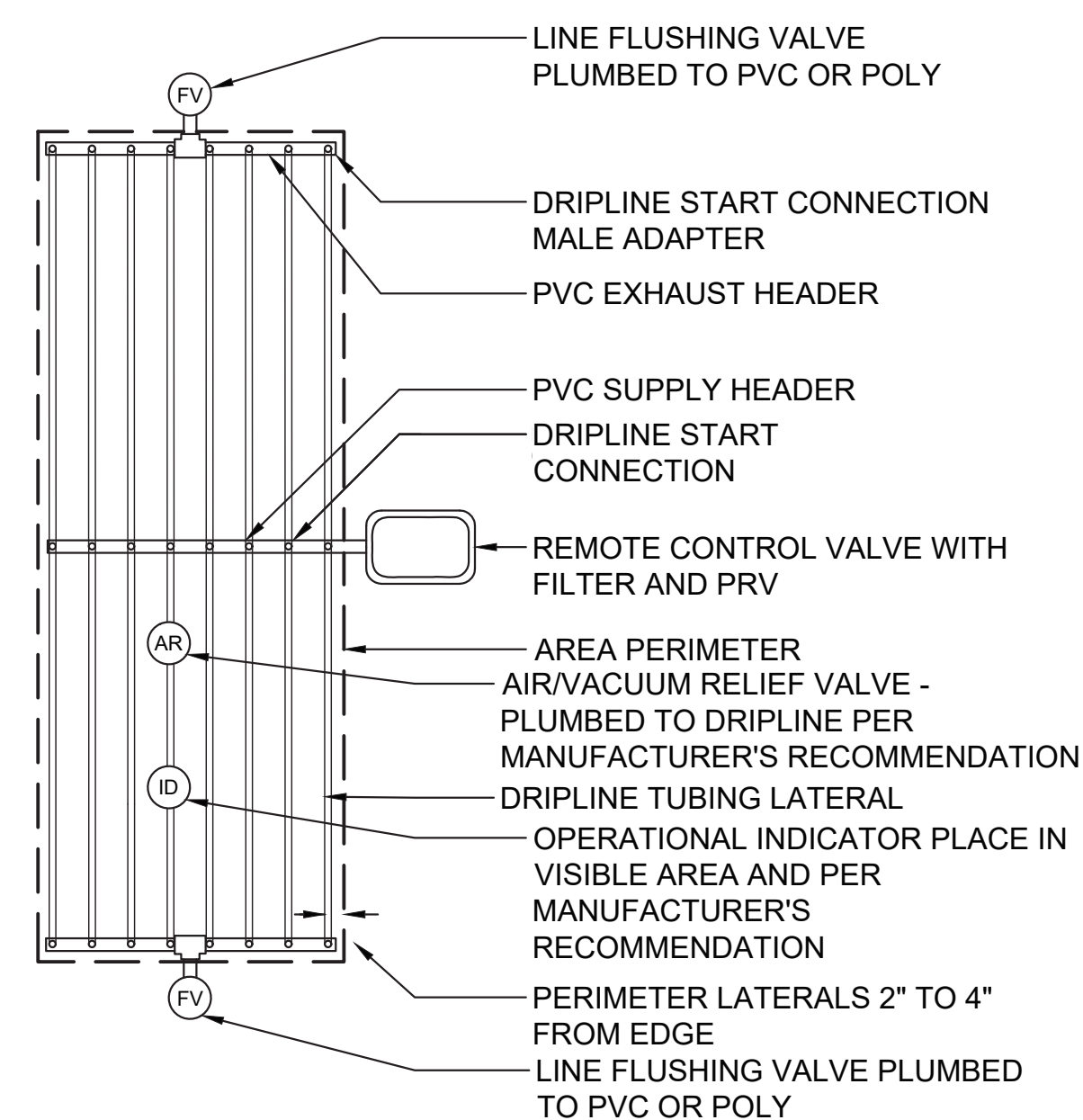
HDS-1.0
12" POP-UP ROTARY NOZZLE
SCALE: N.T.S. **I**



BBLR-1 at angle
TREE BUBBLER
SCALE: N.T.S. **J**



NTFM-IRR
DRIPLINE IRREGULAR AREAS LAYOUT
SCALE: N.T.S. **K**



DRP-MID LAY
DRIPLINE LAYOUT - CENTER FEED
SCALE: N.T.S. **L**



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale:

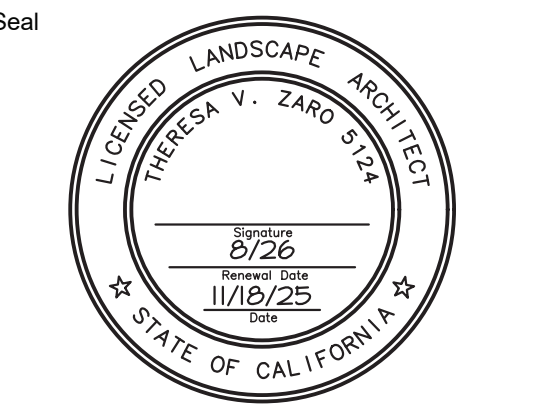
Date: 9/9/25

File Name: TPB DTR

No. Date Revision

△

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.



Sheet Title

IRRIGATION DETAILS

Sheet No

L3.1

S:\Projects\0772 Elder Creek\DWG\00\TIP DTIR.dwg\3.3\3.19 New 2025 9:18 AM by: Jeff Ambrosia

CALCULATIONS SUBMITTED WITH PERMIT DRAWINGS



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING
PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale:

Date: 9/9/25

File Name: TPB DTIR

No.	Date	Revision
△		

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal



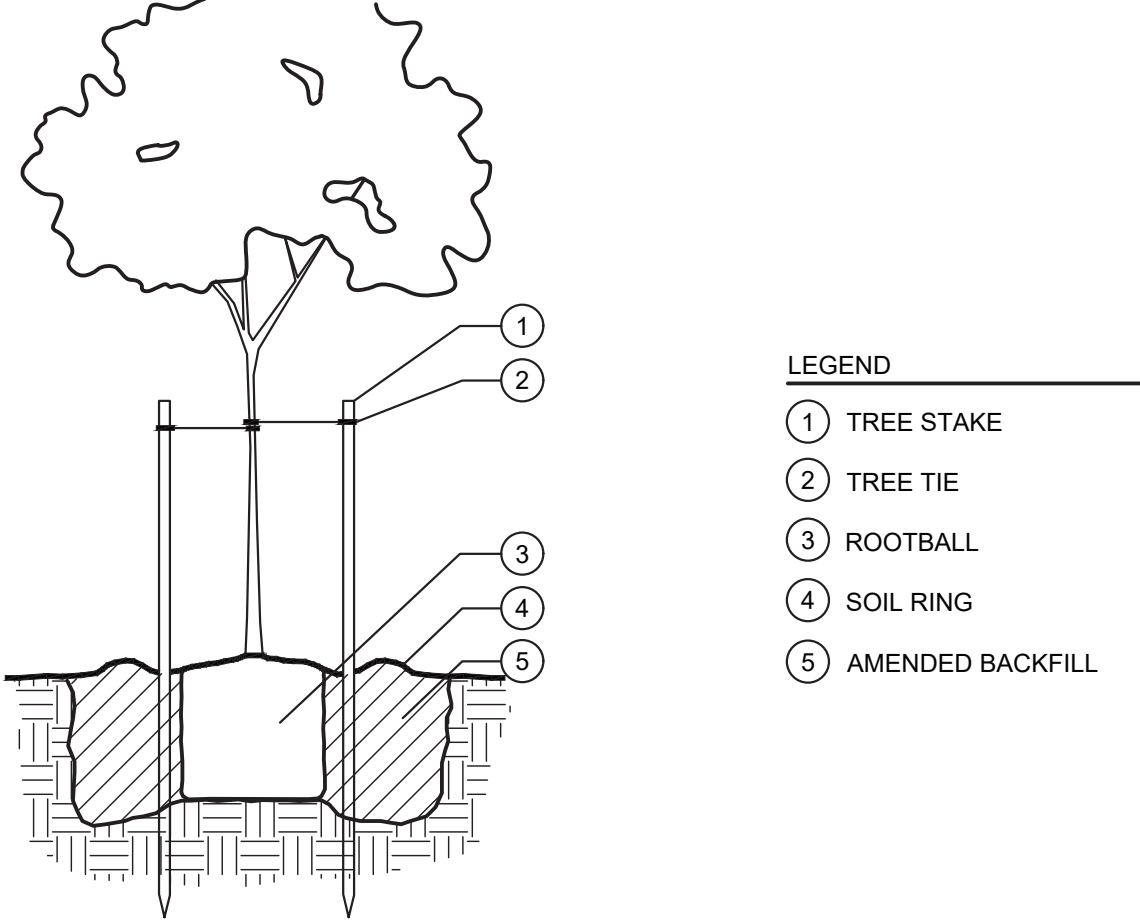
Sheet Title

IRRIGATION
CALCULATIONS

Sheet No

L3.2

S:\Projects\0712 Elder Creek\DWG\001\PLT.dwg\3.3\3 Nov. 2025 9:18 AM by: self, Amadoria



LEGEND

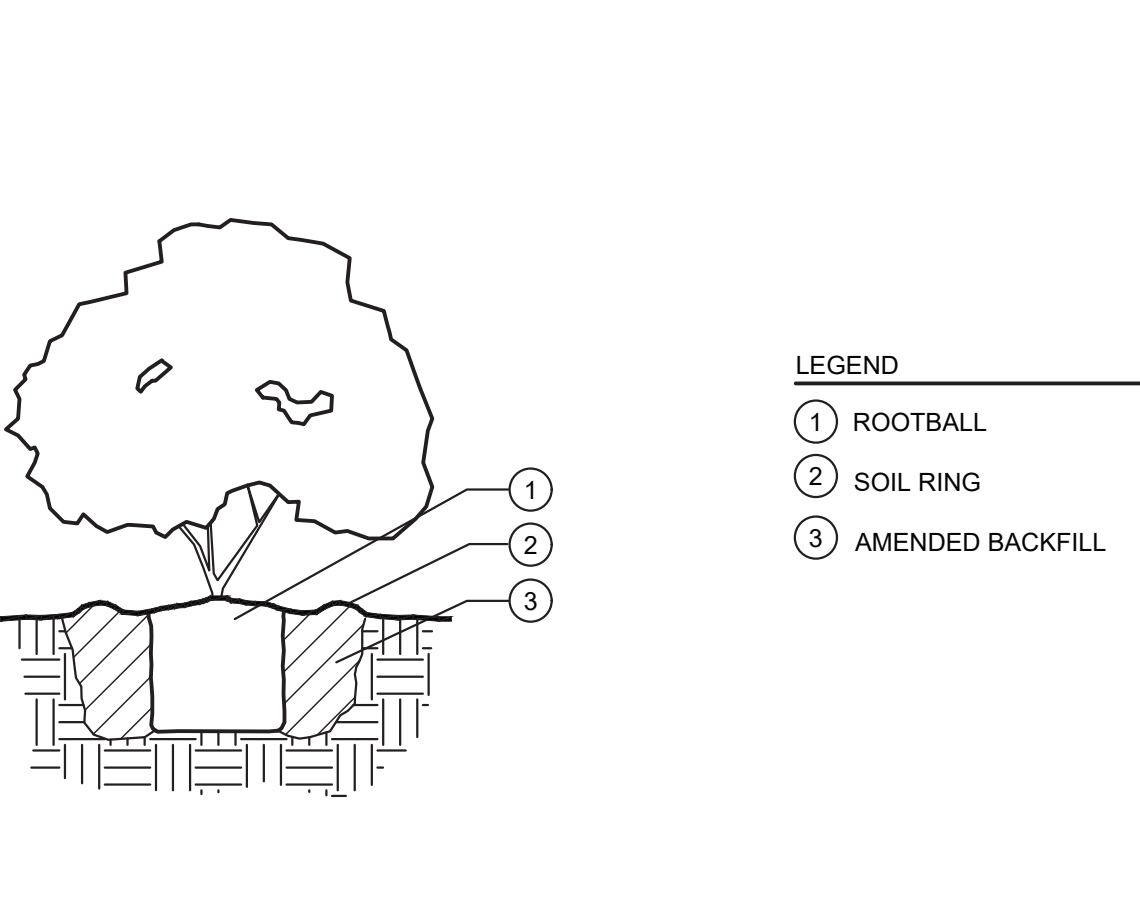
- 1 TREE STAKE
- 2 TREE TIE
- 3 ROOTBALL
- 4 SOIL RING
- 5 AMENDED BACKFILL

NOTES:

- WIDTH OF HOLE SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL
- DEPTH OF THE HOLE SHALL BE HEIGHT OF THE ROOTBALL WITH 1 1/2" OF TOP OF ROOTBALL HIGHER THAN SURROUNDING FINISH GRADE
- CUT TREE STAKES WITHIN 2" OF TIES
- WATER BACKFILL HEAVILY TO REDUCE AIR POCKETS
- REMOVE NURSERY STAKE PRIOR TO THE END OF THE MAINTENANCE PERIOD
- MAINTAIN A MINIMUM DISTANCE OF 18" BETWEEN EDGE OF LAWN AND TRUNK OF TREE(S)

TREE PLANTING AND STAKING

PLT-TREE1 SCALE: N.T.S.



LEGEND

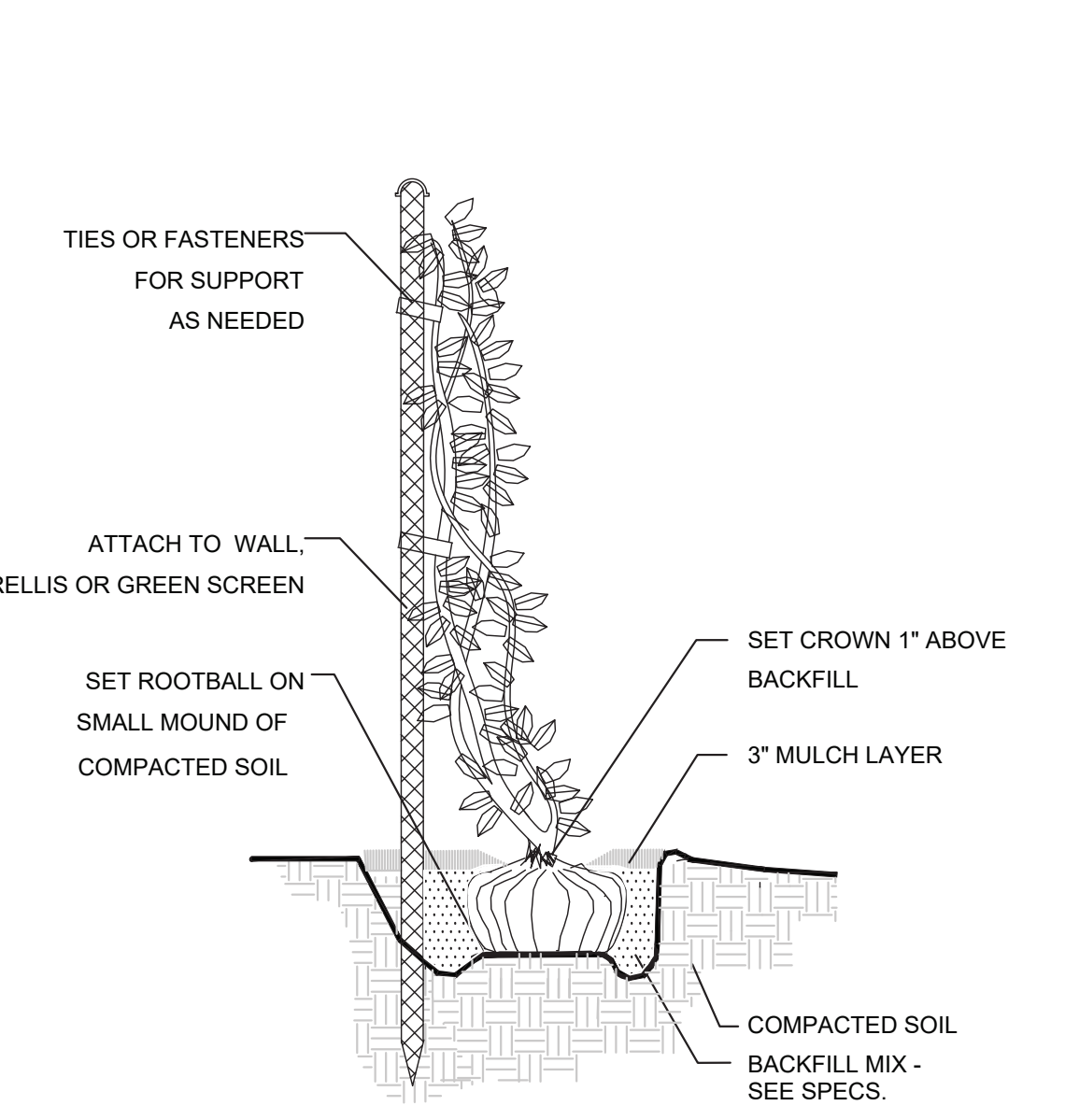
- 1 ROOTBALL
- 2 SOIL RING
- 3 AMENDED BACKFILL

NOTES:

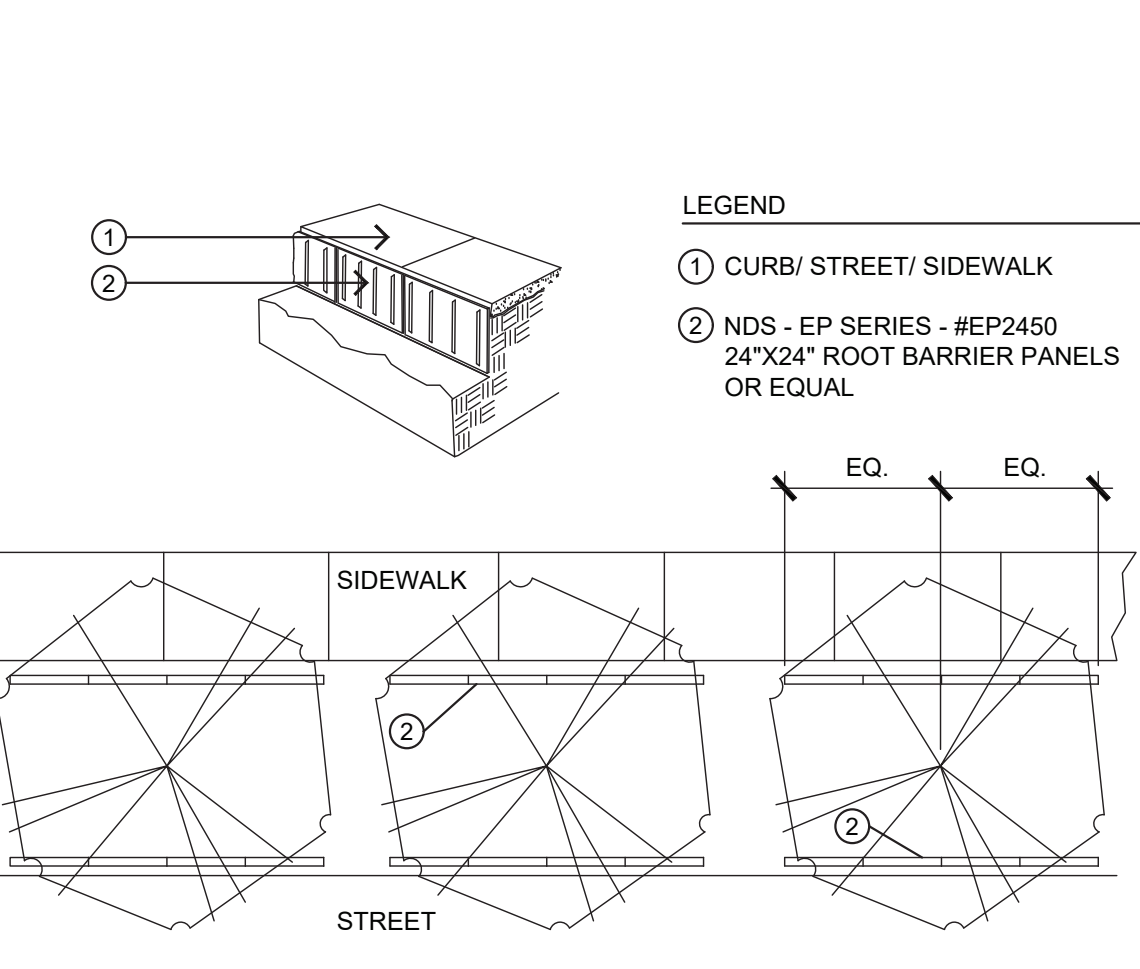
- WIDTH OF HOLE SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL
- DEPTH OF THE HOLE SHALL BE DEPTH OF THE ROOTBALL WITH 1 1/2" OF TOP OF ROOTBALL HIGHER THAN SURROUNDING FINISH GRADE
- WATER BACKFILL HEAVILY TO REDUCE AIR POCKETS

SHRUB PLANTING

PLT-SHRB1 SCALE: N.T.S.



PLT-VINE SCALE: N.T.S.



LEGEND

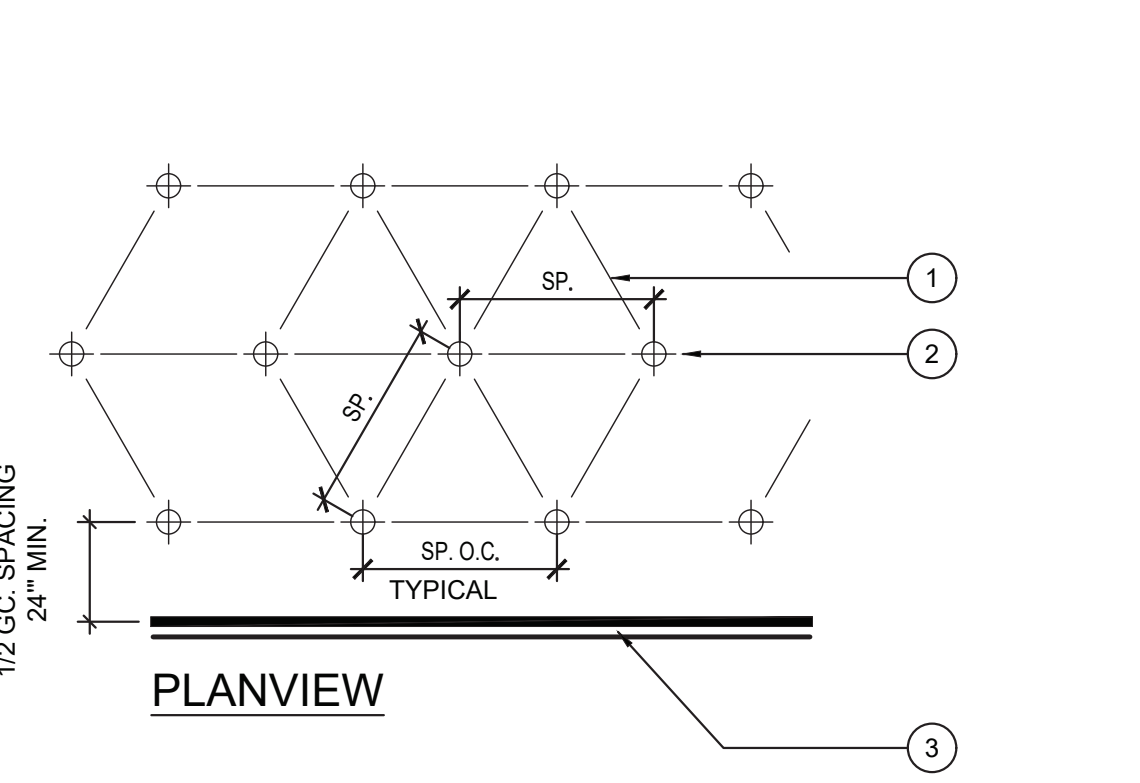
- 1 CURB/ STREET/ SIDEWALK
- 2 NDS - EP SERIES - #EP2450 24"X24" ROOT BARRIER PANELS OR EQUAL

NOTES:

- INSTALL (4) 24" PANELS ON EACH SIDE OF TREE
- CENTER THE PANELS ON TRUNK OF TREE
- ROOT BARRIERS ARE REQUIRED IN ALL LOCATIONS WHERE TREES ARE PLACED CLOSER THAN 48" FROM CURBS, SIDEWALKS, CONCRETE OR ASPHALT, AND WHERE SHOWN ON PLANS.
- SET TOP OF ROOT BARRIER 4" BELOW TOP OF WALK OR CURB, OR 2" BELOW FINISHED GRADE, WHICHEVER IS LOWER.

TREE ROOT BARRIER

PLT-BARR SCALE: N.T.S.



1/2 GC. SPACING 24" MIN.

PLANVIEW

LEGEND

- 1 GROUNDCOVER SPACING PER PLANT SCHEDULE.
- 2 GROUNDCOVER CENTERS.
- 3 WALL, WALK OR EDGE OF GROUNDCOVER PLANTING.

GROUNDCOVER PLANTING

PLT-GRDCVR SCALE: N.T.S.

F

G

H

I

J

K

L



1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA
Drawn By: JMA
Scale:
Date: 9/9/25
File Name: TPB DTPL

No.	Date	Revision
△		

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal



Sheet Title

PLANTING DETAILS

Sheet No

L3.3



Canopy Tree Consulting LLC

PRELIMINARY ARBORIST REPORT

June 25, 2025

Bret Hogge
Buzz Oates Construction, Inc.
555 Capitol Mall, Suite 900
Sacramento, CA 95814
brethogge@buzzoates.com
(916) 379-3854

Re: 8770 Elder Creek Road [APN 064-0200-049], City of Sacramento jurisdiction, California

SUMMARY:

Bret Hogge, of Buzz Oates Construction, Inc., retained Canopy Tree Consulting to inventory and evaluate the trees on the parcel. The property is located at 8770 Elder Creek Road and falls within the jurisdiction of the City of Sacramento, California. See Supporting Information Appendix 1 –Tree Location Map.

Cory Kinley, ISA Certified Arborist #WE-9717A, was on site June 9, 2025 to evaluate the trees & onsite conditions, collect data and capture photographs. 14 trees were included in the survey. One (1) off-site tree was included because its canopy overhangs onto the subject parcel. Four (4) trees on the parcel are protected by the City of Sacramento Tree Preservation code chapter 12.56.

Table 1 - Protected Tree Impact Summary

Tree Species		Inventoried	Trees located on the Parcel	Protected by Sacramento City Tree Preservation Code	Protected Trees Proposed for Removal	Total Trees Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures
black locust	<i>Robinia pseudoacacia</i>	1	1	1 (Private-Protected)	tbd	tbd	tbd
California fan palm	<i>Washingtonia filifera</i>	3	3	3 (Private-Protected)	tbd	tbd	tbd
Chinese Pistache	<i>Pistacia chinensis</i>	1	1		tbd	tbd	tbd
Modesto ash	<i>Fraxinus velutina</i>	3	3		tbd	tbd	tbd
mulberry	<i>Morus alba</i>	2	2		tbd	tbd	tbd
olive	<i>Olea europea</i>	1	1		tbd	tbd	tbd
Valley Oak	<i>Quercus lobata</i>	3	2		tbd	tbd	tbd
Total		14	13	4	tbd	tbd	tbd

METHODS

(See Appendix 3)

DISCUSSION

Tree Ordinance-

According to the City of Sacramento Tree Conservation Ordinance 12.56:

1. City Tree -
 - Any tree the trunk of which, when measured four and one-half feet above ground, is partially or completely located in a city park, on real property the city owns in fee, or on a public right-of-way, including any street, road, sidewalk, park strip, mow strip, or alley.
2. Private Protected Tree –
 - Any native Valley Oak, Blue Oak, Interior Live Oak, Coast Live oak, California Buckeye, California Sycamore that has a DSH of twelve (12) inches or more and is located on private property.
 - A tree that has a DSH of twenty-four (24) inches or more located on private property that is an Undeveloped Lot or Does Not Include Any Single Unit Or Duplex.
 - A Tree that has a DSH of thirty-two (32) inches or more located on private property that includes any single unit or duplex dwellings.
 - A Tree that is designated by city council resolution to have special historical value, special environmental value, or significant community benefit, and is located on private property.

Tree Preservation-

The goal of tree preservation is not simply to ensure tree survival during development, but maintenance of tree health, contribution and beauty for the long-term. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Carefully coordinating any construction activity inside the TREE PROTECTION ZONE (TPZ) with the input of the Project Arborist can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the demolition, clearing, grading and construction phases:

RECOMMENDATIONS

Specific Tree Preservation Guidelines:

(Tree preservation guidelines can be created when final construction, grading & utility plans are provided)

GENERAL TREE PRESERVATION GUIDELINES

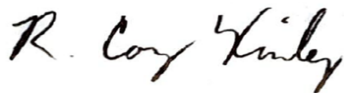
Pre-Construction

- Irrigation- Supplemental watering should be provided. A rule of thumb for construction-site stressed trees is 10-20 gallons per trunk diameter inch per month, particularly critical during hot weather. This is modified by the Project Arborist on site with root zone inspections and monitoring as water demands will obviously be lower during cool, damp weather. Inspection should find soil between 3" and 18" below grade moist enough for roots to thrive.
- Tree Pruning- Tree pruning should occur before the start of demolition/construction. In order to protect the trees during the construction process, the project arborist or jurisdictional authority may prescribe necessary pruning to protect the trees from the encroachment of the proposed building. Trees should also be pruned to protect them from potential damage from construction vehicle and pedestrian traffic. Pruning should be done by a qualified and certified arborist and all work must conform to published ANSI A-300 Standards.

During Construction

- Fencing and other root zone protection- Tree protection fencing(TPF) must be in place before demolition or any other project site work. Though generally expected to extend to the dripline, here the TPF can be installed as close to that as possible. One (1) 24- to 36-inch opening or gate should be left for inspection access to each area. Depending on jurisdictional requirements, fence material is to be 4' high-vis plastic fencing or 6-foot-high chain link fence supported by 8-foot long, 2-inch diameter galvanized fence posts driven 2-feet into the soil. Where no plant material root zone buffer is growing (e.g. ivy, shrubs, turf), a wood chip mulch is to be spread evenly to a 4-inch depth from the dripline to 6-inches from the base of the trunk. Taper to existing ground level at the base of the trunk with a slope of about 2:1. Additional root zone areas requiring protection can be buffered as Project Arborist requires, e.g., if project scope changes. Commonly acceptable buffer materials often include wood chips, crushed rock, plywood, steel trench plates, and/or a combination of such materials. Consult Project Arborist for depth specifications (which vary depending on use of area and/or specific traffic). Root zone areas to be protected may be modified by the Municipal Arborist or Project Arborist as plans develop.
- Avoiding Compaction & Damage- 1.) No parking or vehicle traffic over any root zones, unless using buffers approved by Project Arborist. 2.) No pouring or storage of fuel, oil, chemicals, or hazardous materials under these foliage canopies. 3.) No grade changes (cuts, fills, etc.) under these foliage crowns without prior Project Arborist approval. For instance, hand excavation and thinner base prep may be required in the redwood root zone areas. 4.) Any additional pruning required must be performed under arborist supervision – including root pruning – clean, smooth cuts with no breaking, scraping, shattering, or tearing of wood tissue and/or bark. 5.) No storage of construction materials under any foliage canopy without prior Project Arborist approval. 6.) No trenching within the critical root zone area. Consult Project Arborist before any trenching or root cutting beneath any tree's foliage canopy. It is best to route all trenching out from under trees' driplines. Often trenches in root zones must be hand excavated to leave roots intact. 7.) No clean out of trucks, tools, or other equipment over the critical root zone. Keep this debris outside of any existing or future root zone. 8.) No attachment of signs or other construction apparatus to these trees.
- Irrigation- Monitor root zone moisture and maintain as per above.
- Maintenance & Monitoring- Monitor root zone moisture and maintain as per above. Maintain/repair tree protection fences and/or root zone mulch/buffer material. Schedule the Project Arborist to monitor the trees as construction progresses, have the Project Arborist promptly inspect any damage to trees and notify them of any changes that may affect areas where trees are present.

Report Prepared by:



R. Cory Kinley
ISA Certified Arborist #WE-9717A, TRAQ

Appendix 1 – Tree Location Map
Appendix 2 – Tree Inventory Data
Appendix 3 – Methods
Appendix 4 – Site Photographs

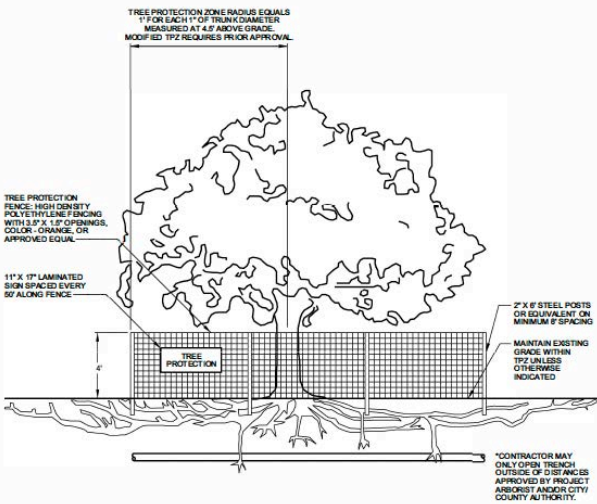


CORY KINLEY - PROJECT ARBORIST

(916) 955-6162 ISA# WE9717A

PO Box 6406, Folsom CA 95673

- NOTES:
- 1 SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 - 2 TREE PROTECTION FENCE MUST BE MAINTAINED UNTIL COMPLETION OF WORK.
 - 3 NO TREE PRUNING SHALL BE DONE EXCEPT BY PRUNING PERMIT.
 - 4 NO STORAGE OF MATERIALS OR OPERATION OF EQUIPMENT MAY TAKE PLACE INSIDE TPZ.



8770 Elder Creek Road

Sacramento, 95828

APN 064-0200-049



North

- Property Line
- Measured Tree Canopy
- Tree Protection Fencing
- Proposed Tree Removal

- 0 Dead
- 1 Extreme Structure or Health Problems
- 2 Significant Structure or Health Problems
- 3 Fair- Minor Problems
- 4 Good- No Apparent Structural or Health Issues
- 5 Excellent

TREE INVENTORY 6/25/25

Appendix 2- Tree Information Data

Tag #	Arborist Rating	Protected By Code	Protected Status	Off Site	Species Botanical Name	Species Common Name	DSH (in.)	DSH Multi Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Dvlpmnt Status	Notes	Protection Measures
2764	2-Major Structure or health problems				<i>Morus alba</i>	mulberry	22		54	15		Non-irrigated. Crown severely reduced for power line clearance. Several broken branch stubs with decay. Abnormal foliage indicating stress.	
2765	2-Major Structure or health problems	Yes	private protected		<i>Washingtonia filifera</i>	California fan palm	28		54	10		Non-irrigated. Soil compacted. Trunk girdled with decay at 48 inches.	
2766	2-Major Structure or health problems	Yes	private protected		<i>Washingtonia filifera</i>	California fan palm	29		54	10		Non-irrigated. Soil compacted. Trunk girdled with decay at base. 2 foot grade cut in drip line.	
2767	2-Major Structure or health problems	Yes	private protected		<i>Washingtonia filifera</i>	California fan palm	29.5		24	10		Non-irrigated. Soil compacted. Trunk girdled with decay at base. 2 foot grade cut in drip line.	
2768	2-Major Structure or health problems				<i>Morus alba</i>	mulberry	15.5		54	18		Non-irrigated, compacted soil. Topped, severe dieback. Dead bark on trunk.	
2769	2-Major Structure or health problems				<i>Fraxinus velutina</i>	Modesto ash	14		54	20		Non-irrigated, asphalt in critical root zone. Canopy reduced significantly for power line clearance. Vigor fair, root sprouts.	
2770	2-Major Structure or health problems				<i>Fraxinus velutina</i>	Modesto ash	15		48	18		Non-irrigated, asphalt in critical root zone. Severe trunk cavity, broken branch stubs with decay. Vigor fair, root sprouts.	

Tag #	Arborist Rating	Protected By Code	Protected Status	Off Site	Species Botanical Name	Species Common Name	DSH (in.)	DSH Multi Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Dvlpmnt Status	Notes	Protection Measures
2771	2-Major Structure or health problems				<i>Fraxinus velutina</i>	Modesto ash	17		54	18		Non-irrigated, asphalt in critical root zone. Severe trunk cavity from branch failure. Vigor fair, epicormic wound sprouts.	
2772	2-Major Structure or health problems				<i>Olea europea</i>	olive	21	11,10,10	54	15		Non-irrigated. Severely topped for power line clearance.	
2773	1-Extreme Structure or Health Problems				<i>Quercus lobata</i>	valley oak	10		54	10		Severely topped for power line clearance. Suppressed, very poor structure.	
2774	1-Extreme Structure or Health Problems	Yes	private protected		<i>Robinia pseudoacacia</i>	black locust	26		36	10		Severely topped for power line clearance. Buried flare, compacted soil. Severe bark decay. Very poor structure and condition.	
2775	2-Major Structure or health problems				<i>Quercus lobata</i>	valley oak	10		54	12		Topped for power line clearance.	
2776	2-Major Structure or health problems				<i>Pistacia chinensis</i>	Chinese pistache	6		24	10		Growing under power lines. Buried flare. Volunteer growing in a dirt pile.	
101	3-Minor Problems		off site	Yes	<i>Quercus lobata</i>	valley oak	10		54	10		Located 1 foot west of property line. Canopy overhangs parcel 10 feet east.	

APPENDIX 3 – METHODS

The trees evaluated as part of this report have a numbered tag that was placed on each tree. They are installed at approximately 6 feet above ground level on the approximate north side of the tree.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture’s best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Occasionally, limiting factors can inhibit visual assessment of the tree and will be noted in the tree inventory.

Tree Location: The GPS location of each tree was collected using the ESRI’s ArcGIS collector application on an Apple iPhone.

Tree Measurements: DBH (diameter breast high) is measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted. A cloth diameter tape or Biltmore Stick was used to measure the DBH for all trees. Pacing was used to estimate canopy measurements.

Terms

Tag #: The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.

Old Tag #: If additional field tags are found on the trees and are legible, they are listed here.

Species: The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.

DBH: Diameter at breast height is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted in the next column “measured at”

Measured at: Height above average ground level where the measurement of DBH was taken

Canopy Radius: The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement can further define a protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development.

Protected Root Zone: The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard.

Arborist Rating: Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	5	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
---------------	-----------	----------	---

No apparent problem(s)	Good	4	The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Minor problem(s)	Fair	3	The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Major or uncorrectable problems (2)	Poor	2	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Hazardous	1	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Dead	Dead	0	This indicates the tree has no significant sign of life.

Notes:

Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why dbh may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Actions

Recommended actions to increase health and longevity.

Development Impacts

Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

Impact Term:**Long Term Result of Impact:**

Negligible

Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.

Minor

Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.

Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long-term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long-term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Appendix 4 – Site Photographs



Top: Road Frontage. View facing south.
Bottom: View facing east.





Top: View facing east.
Bottom: View facing south.





Top: View facing north.
Bottom: View facing west.





Top: View facing south.
Bottom: View facing south.





December 10, 2025

Marcus Adams
Senior Planner
300 Richards Blvd.
Sacramento, CA 95811

Subject: Support for Development Application Z25-074 – Parcel Split and Warehouse Facilities

Dear Mr. Adams,

I am reaching out to voice our enthusiastic support for the project proposed at 8770 Elder Creek. The Power Inn Alliance (PIA) believes this project is illustrative of the investment and economic development sought within the mission of our district.

PIA is a property and business improvement district (PBID) located in Council District 6 of the City of Sacramento and encompasses roughly 30 million square feet of commercial land use, covering an area of 6.2 square miles, the largest of such districts in the country. Our district is home to over 1,400 businesses which create more than 27,000 direct jobs and generate more than \$4.2 billion in annual economic output.

This project was brought by the applicant and discussed during our December Planning & Business Development Committee meeting, this year. The committee is tremendously excited to see new activity brought to the district, especially on a particularly challenging and long-vacant parcel. The proposed use is entirely consistent with the surrounding community land uses and a notable physical improvement to the currently blighted and vacant parcel.

Of considerable challenge, the parcel is heavily impacted by overhead power transmission lines, which have ultimately prevented development until now. The applicant has proposed a notable product, in line with the goals and mission of the Power Inn Alliance, while navigating the challenges posed by the transmission through the variances sought within the application, which we believe to be immaterial to neighbors or the community. The applicant is a valued member of the Power Inn Alliance community, a major employer, and is the producer of well-known, highly trusted products. This project will be critical in allowing sustainable growth and serving as a major economic investment in our area.

We thank you for the opportunity to weigh in on this matter and hope that you will join us in supporting this project in seeing it through to completion. If you have any questions or seek to discuss this matter further, please do not hesitate to reach out at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "James Allison". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

James Allison | Executive Director
james@powerinn.org | 916.453.8888

COMMUNITY

ADVOCACY

ECONOMY

TRANSPORTATION

SAFETY